



DATE: April 7, 2008

TO: Chairman and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D-8-07) TO ALLOW THE CONSTRUCTION OF THREE INDUSTRIAL BUILDINGS TOTALING 242,275 SQUARE FEET IN SIZE ON A 15.8-ACRE PARCEL LOCATED EAST OF RANCHO DEL ORO ROAD AND SOUTH OF OCEAN RANCH BOULEVARD. THE PROJECT SITE IS ZONED IL (LIMITED INDUSTRIAL) AND IS SITUATED WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – LA PACIFICA II LOT 11 – APPLICANT: OCEAN RANCH LLC.**

RECOMMENDATION

Staff recommends that the Planning Commission adopt Planning Commission Resolution No. 2008-P20 approving Development Plan (D-8-07) as attached.

PROJECT DESCRIPTION AND BACKGROUND

Background: The proposed project is located on a 15.8-acre site east of Rancho Del Oro Road and south of Ocean Ranch Boulevard, within the Ocean Ranch Corporate Center. The original 393-acre Ocean Ranch Corporate Center Industrial Master Development Plan area subdivision map was processed as part of Tentative Map (T-1-99) and Development Plan (D-7-99), and created a total of 22 industrial lots. On September 13, 1999, the Planning Commission adopted resolution No. 1999-P56 approving Tentative Map (T-1-99) and Development Plan (D-7-99), allowing for phasing of individual lot development throughout the Ocean Ranch Corporate Center.

The original Tentative Map and Development Plan established the original pad area and determined the criteria for each future phase and/or lot proposed for development, and is regulated by the Ocean Ranch Corporate Center Industrial Master Development Plan; as well as, the Oceanside Zoning Ordinance (OZO) for Limited Industrial (LI). The Zoning Ordinance and/or the General Plan regulations would apply where the adopted Master

Development Plan is silent. As designed, this project either meets or exceeds the established development regulations contained within the OZO and the Ocean Ranch Master Development Plan.

Site Review: The project involves development of a vacant 15.8-acre lot "Lot 11", and is one of the original 22 lots created within the 393-acre Ocean Ranch Corporate Center Industrial Master Development Plan area. The site is zoned IL (Limited Industrial) and is regulated by the Ocean Ranch Community Master Development Plan which establishes additional development standard regulations and/or more restrictive regulations than the land use standards contained within the IL (Limited Industrial) zoning designation of the Oceanside Zoning Ordinance. The General Plan designation is LI (Light Industrial) on the Land Use Map, and has surrounding land uses that include: a 227,100-square foot industrial business park to the east (La Pacifica I), a medical office/extended stay hotel/ and commercial retail sales businesses to the west on lot 12, two undeveloped Limited Industrial lots (lots 15 & 16) of the Ocean Ranch Corporate Center Industrial Master Development Plan area to the north, and a Limited Industrial business park to the south.

Under the current proposal, lot 11 would be developed as one project and would provide for a combined total building floor area of 242,275 square feet, with 555 total parking spaces. Lot 11 was graded as part of the larger mass grading operation for the entire Ocean Ranch Community Master Development Plan area and will require only remedial grading to balance the site. The development pad is relatively flat and proposes a conceptual finish grade to be approximately four feet above the finish grade of Ocean Ranch Boulevard. This is phase two of the La Pacifica project to be developed upon lots 10 and 11, and originally envisioned as part of the areas overall master plan for industrial development.

Project Description: The project application is comprised of the following required entitlement:

Development Plan (D-8-07) represents a request for the following:

- (a) To construct three single-story industrial buildings with a combined square footage of 242,275 square feet and will be located on approximately 34 percent of the site. Architectural design is proposed to be contemporary in style and consistent with La Pacifica I through the implementation of tilt up concrete panels finished in earth tone colors and clear anodized storefront glazing with aluminum storefront systems along the front elevations of the industrial units. In order to enhance the fenestration and form of the buildings, projected aluminum clad canopies and vertical façade wall elements are proposed. Incorporation of these design elements would establish defined entry points and provide for a sense of individual industrial units rather than one single large unit. The added variations in building elements, along with the visual relief provided in the materials palette supports a superior product and highly integrated design being established for the industrial park. Overall design of the buildings establishes a maximum height of

38'0" and orients each of the three buildings in a manner that establishes rear loading areas internal to the site and not in clear view from any public street or adjacent property.

The applicant's project includes three industrial style buildings divided into four suites within each building, and includes an interior space allocation within building 1 that would incorporate approximately 10,000 square feet of Mezzanine area (5,000 sq. ft. within Suites 1 and 4). The overall development of the industrial condominium units are summarized below.

<i>Building No.</i>	<i>No. of Suites</i>	<i>Floor Area (Sq. Ft.)</i>	<i>15%Office (Sq. Ft.)</i>
1	4	113,413	17,012
2	4	63,262	9,489
3	4	65,600	9,840

Any future tenant will be subject to the use restrictions of the IL zone and/or the use restrictions outlined in the resolution based on the on-site parking conditions.

Traffic impacts have been considered as part of the larger Ocean Ranch Corporate Center Industrial Master Development Plan area traffic and parking allocation models. As designed, this project conforms with the average daily trips (ADT) that have been assigned to lot 11 by the City's Transportation and Engineering Department. In order to ensure that more intense type uses do not expand beyond the limits of the sites available transportation/traffic and parking infrastructure, a maximum allowable percentage (15 percent) for more intense office type uses has been added to the Development Plans and will be part of the projects conditions of approval.

The overall lot coverage for lot 11 would be approximately 34 percent, where the development standards established within the Ocean Ranch Corporate Center Industrial Master Development Plan allows 50 percent maximum lot coverage.

The project proposes an excess of 262 parking spaces. The total 555 off-street parking spaces will be distributed based on the required off-street parking count for each building and their respective tenant suites, and would not exceed the maximum allowable office square footage of 15 percent as noted on development plans submitted for review and approval. This project will also provide at grade loading docks and 4'-0" loading dock pits along all rear elevations of the three industrial buildings, and well in excess of the loading spaces required by Section 3103 of the OZO.

The incorporation of vertical 5'-4" high parapet roof elements, along with the higher pad elevation of lot 11 will screen all visual perspectives of rooftop equipment from adjacent properties or by those traveling along the public right-of-ways near the industrial business center. The Ocean Ranch Business Association Architectural Review Committee and Staff have also established conditions that will require the project to adhere to the rooftop and mechanical equipment screening regulations.

Site landscaping has been evaluated and determined to meet the required landscape criteria established within the Ocean Ranch Corporate Center Industrial Master Development Plan and has been reviewed and approved by the Ocean Ranch Business Association Architectural Review Committee. In particular, this project has been designed to integrate the landscape palette into the existing palette established for lot 10, and exceeds the minimum required 15 percent landscape coverage requirement by providing approximately 15.8 percent total landscape coverage. Special attention was given to assure the continuation of landscape themes between lots 10 and 11, and throughout the larger Ocean Ranch Industrial Master Development Plan area. Integrated within the 15.8-acre site, and within the landscaped environment would be a total of four outdoor employee areas, each to be designed with benches, picnic tables, trash receptacles, and adequate landscaping necessary to buffer the areas from the internal circulation and parking areas.

All signage associated with individual tenants would meet the stringent criteria established within the Ocean Ranch Industrial Master Development Plan and would need to be approved by the Ocean Ranch Business Association Architectural Review Committee prior to submittal to the City.

The project is subject to the following City ordinances and policies:

1. Zoning Ordinance
2. General Plan Land Use Element
3. Ocean Ranch Industrial Master Development Plan
4. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is LI (Light Industrial) on the Land Use Map. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. Land Use Element

Goal 1.2: Site Design

Objective: To provide high-quality site design, all proposed land development projects shall take advantage of natural or manmade environments to maximize energy conservation, natural air circulation, public safety, visual aesthetics, private and common open spaces, privacy, and land use compatibility.

Policy: C. New development or land uses shall provide coordinated site design wherever possible with existing or proposed adjacent land uses to provide complimentary site design, unified circulation access, and joint use of ancillary facilities.

The site is physically suitable for the type of uses proposed, in that the entire Ocean Ranch Industrial Master Development Plan area was originally designed to accommodate light industrial type tenants, and the proposal to develop Lot 11 is consistent with the overall Master Plan envisioned for the area. Each building is currently designed for multiple tenant occupancy with tilt-up concrete shell construction.

In all, the project will make available industrial facilities that will be available to medium to large industrial type companies and/or ancillary services supporting larger companies. Each building provides between 63,262 square feet and 113,413 square feet of building floor area. Each new tenant will process tenant improvements for interior modifications at a future time.

The concrete tilt up structures have been designed and sited in a manner that provides for an industrial business park type development consistent throughout the Ocean Ranch community, and that establishes setbacks from public right-of-ways to the maximum extent feasible. In order to provide for a consistent transition from the surrounding built environment, the applicant is proposing to finish the structure in muted brown earth tone colors and integration of ample landscaped buffer areas.

2. Zoning Compliance

This project is located within the Ocean Ranch Industrial Master Development Plan area and as designed, complies with the requirements of the Master Plan. The following table summarizes proposed and applicable development standards for the project site:

	MINIMUM REQUIRED Ocean Ranch Industrial Master Development Plan Planning Design Guidelines	PROPOSED
LOT SIZE	20,000 sq ft	688,248 sq ft
LOT COVERAGE	50% (max)	34 %
SETBACKS Front	25'-0" Minimum Parking Setback 33'-0" Minimum Building Setback From (Ocean Ranch Boulevard)	25'-0" 92'-6"
Rear/Side	5'-0" Minimum Building Setback	43'-9" Minimum

PARKING	Total required: <u>293 spaces</u> W/ 15 % Office	Total provided: <u>555 spaces</u>
BUILDING HEIGHT	80-feet (max)	38-feet (max) 1-story w/ two suites containing 5,000 sq. ft. of mezzanine area

The proposed project meets all applicable requirements of the Ocean Ranch Industrial Master Development Plan as denoted above, and will exceed the required number of parking spaces required for the three proposed industrial buildings to be located south of Ocean Ranch Boulevard and east of Rancho Del Oro Road. No variances or modifications to the Master Development Plan are required as part of the proposed project.

3. Land Use Compatibility with surrounding developments

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	LI (Light Industrial)	IL (Limited Industrial) subject to the Ocean Ranch Master Development Plan	Light Industrial
North of Subject Property	LI (Light Industrial)	IL (Limited Industrial) subject to the Ocean Ranch Master Development Plan	Undeveloped Light Industrial
East of Subject Property:	LI (Light Industrial)	IL (Limited Industrial) subject to the Ocean Ranch Master Development Plan	Light Industrial (La Pacifica I)
South of Subject Property:	LI (Light Industrial)	IL (Limited Industrial) subject to the Ocean Ranch Master Development Plan	Light Industrial Business Park
West of Subject Property:	LI (Light Industrial)	IL (Limited Industrial) subject to the Ocean Ranch Master Development Plan	Medical Office/ Extended Stay Hotel/Commercial Retail

The proposed Industrial Development has been determined to be acceptable with the surrounding developed area and Master Plan vision for the area; as well as, with their respective General Plan and Zoning Ordinance designations. Staff has concluded that the design of La Pacifica II and the type of improvements proposed will not result in any serious public safety or health issues due to the proximity of the site and the types of uses immediately adjacent to the site.

DISCUSSION

Issue: Project Compatibility with the Existing Developed and Undeveloped Areas: The proposed industrial development would be consistent with, and compatible to, the Light industrial type developments in the surrounding area and would provide for industrial uses which are important to the City's future economic base and diversity of job opportunities close to residential developments. Access is available to the site, and site design has incorporated adjacent environmental sensitivities as part of each lot and the larger project layout.

Recommendation: Staff finds that the overall design of the project is consistent with the existing developed and undeveloped areas, and no known opposition to the project has been noted. Staff supports the project as submitted by the applicant, subject to conditions of approval contained within the draft resolution.

ENVIRONMENTAL DETERMINATION

Pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared for the Ocean Ranch Initial Tentative Map and Development Plan that created the Ocean Ranch Master Development Plan, and in accordance with CEQA guidelines section 15162 the proposed project to construct three industrial buildings on a 15.8-acre lot will not result in substantial changes in the original project, will not involve substantial changes to the circumstances for which the project was originally undertaken, and no new information of substantial importance not known at the time of the initial CEQA review has been identified; therefore, the City serving as the lead agency has determined that further environmental review is not required at this time.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. As of April 1, 2008, no communication supporting or opposing the request has been received.

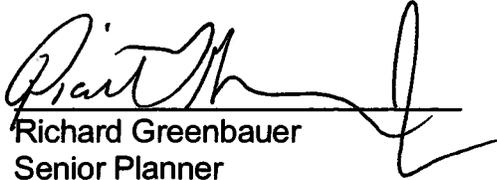
SUMMARY

In summary, staff believes that the proposed Development Plan is consistent with the requirements of the Ocean Ranch Industrial Master Development Plan, Zoning Ordinance, and the land use policies outlined in the General Plan. Furthermore, staff has determined that the project meets or exceeds all development standards, and as designed is compatible and consistent with the surrounding areas historical development pattern found throughout the Ocean Ranch and Rancho Del Oro industrial areas. As such, staff

recommends that the Planning Commission approve the project. The Commission's action should be:

- Move to approve Development Plan (D-8-07) by adopting Planning Commission Resolution No. 2008-P20 as attached.

PREPARED BY:


Richard Greenbauer
Senior Planner

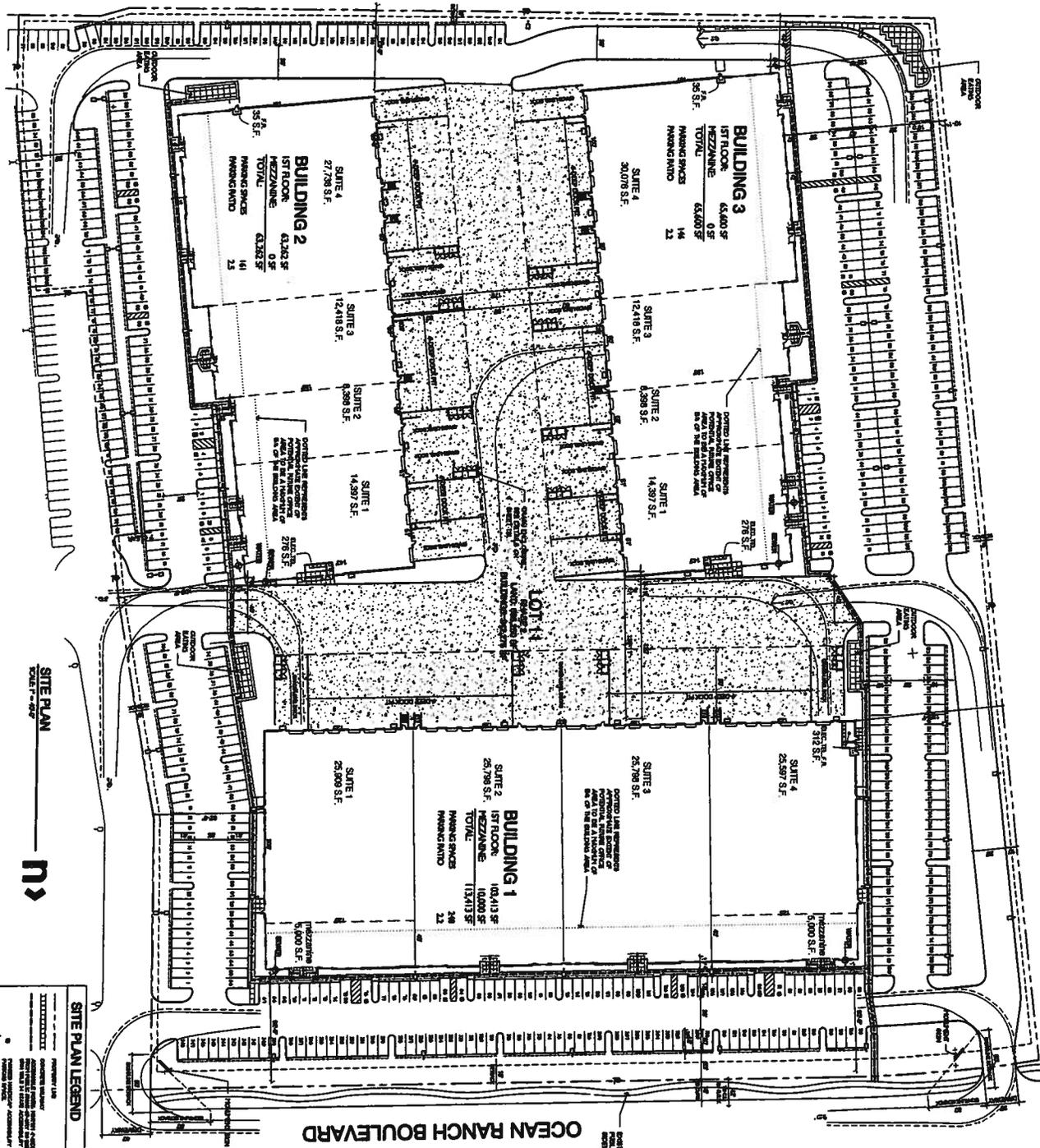
SUBMITTED BY:


Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

1. Development Plans
2. Planning Commission Resolution No. 2008-P20
3. Planning Commission Resolution No. 1999-P56



SITE PLAN
 SCALE: 1" = 20'

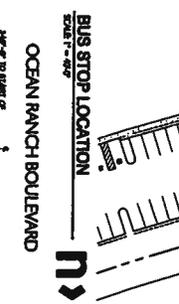
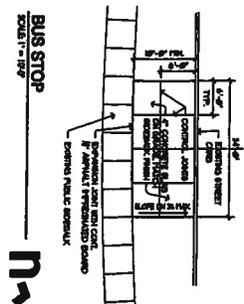


SITE PLAN LEGEND

---	PROPOSED DRIVEWAY
---	EXISTING DRIVEWAY
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED LANDSCAPE
---	EXISTING LANDSCAPE
---	PROPOSED UTILITIES
---	EXISTING UTILITIES
---	PROPOSED SIGNAGE
---	EXISTING SIGNAGE
---	PROPOSED FENCE
---	EXISTING FENCE
---	PROPOSED LIGHTING
---	EXISTING LIGHTING
---	PROPOSED BIKEWAY
---	EXISTING BIKEWAY
---	PROPOSED BICYCLE STORAGE
---	EXISTING BICYCLE STORAGE
---	PROPOSED SECURITY
---	EXISTING SECURITY
---	PROPOSED OTHER
---	EXISTING OTHER

BUILDING SUMMARY

BUILDING	FLOOR	AREA (S.F.)	SPACES	RATIO
BUILDING 1	1ST FLOOR	10,000	22	2.2
BUILDING 1	MEZZANINE	1,000	0	0.0
BUILDING 2	1ST FLOOR	4,243	141	2.3
BUILDING 2	MEZZANINE	0.3	0	0.0
BUILDING 3	1ST FLOOR	63,400	146	2.2
BUILDING 3	MEZZANINE	0	0	0.0
TOTAL		78,643	309	2.3



AS1

PHASE 2

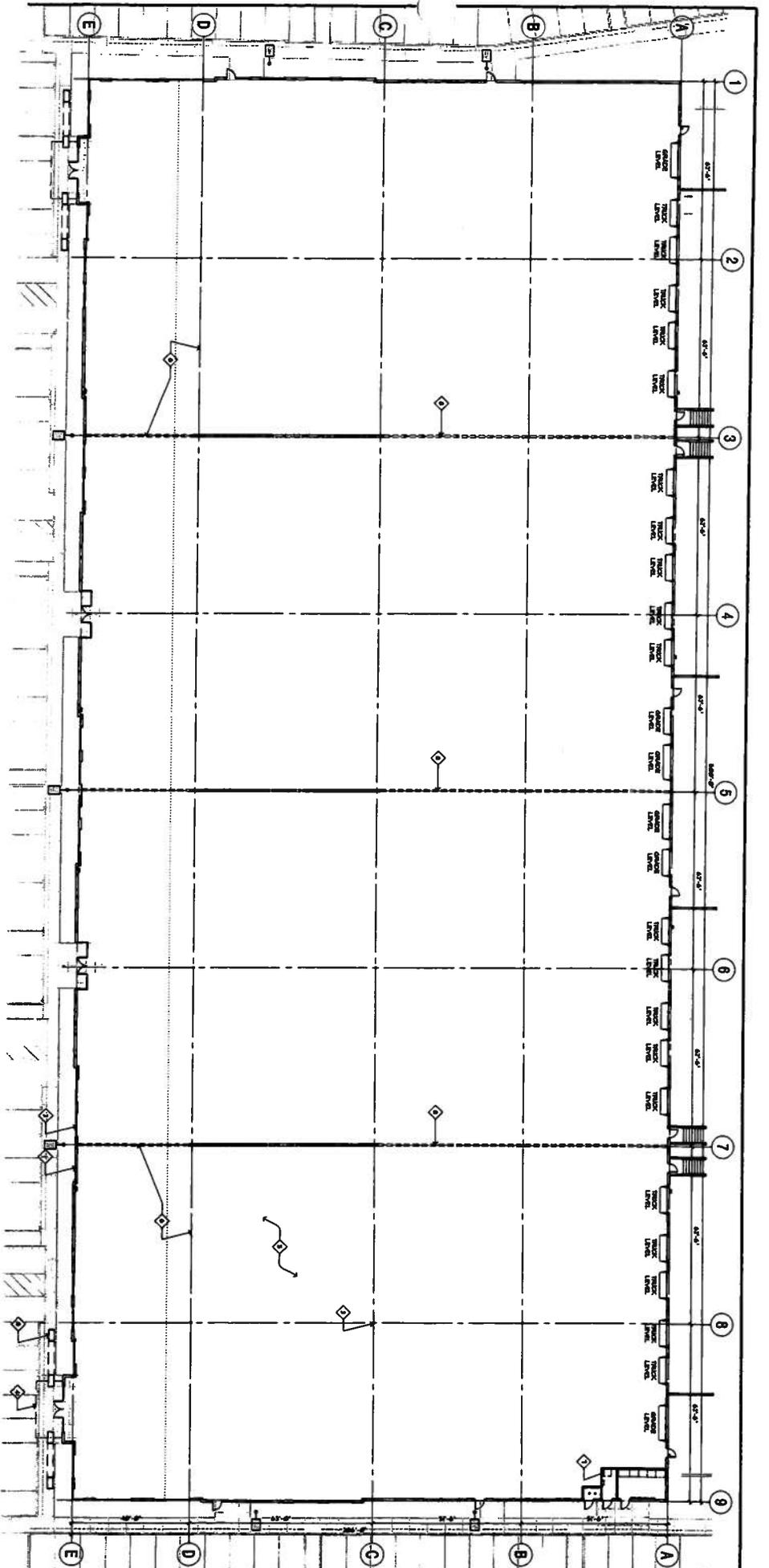
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- ◆ FLOOR PLAN NOTES**
1. CONCRETE SLAB ON GROUND - FINISHED PER DESIGN ELEVATIONS.
 2. ALL UTILITY SERVICES SHALL BE INSTALLED PER DESIGN ELEVATIONS.
 3. STRUCTURAL STEEL COLUMN.
 4. LINE OF ALUMINUM CLAD CANOPY ABOVE.
 5. STRUCTURAL SLAB-ON-GRADE.
 6. LINE OF VEGETATION ABOVE.
 7. ROOF ACCESS LADDER TO ROOF HATCH ABOVE.
 8. PERIODICAL INSPECTION POINT.
 9. PERMISSIBLE CONCRETE FINISH AND ELEVATIONS.

BUILDING 1 - FLOOR PLAN
 DATE: 01/18/07

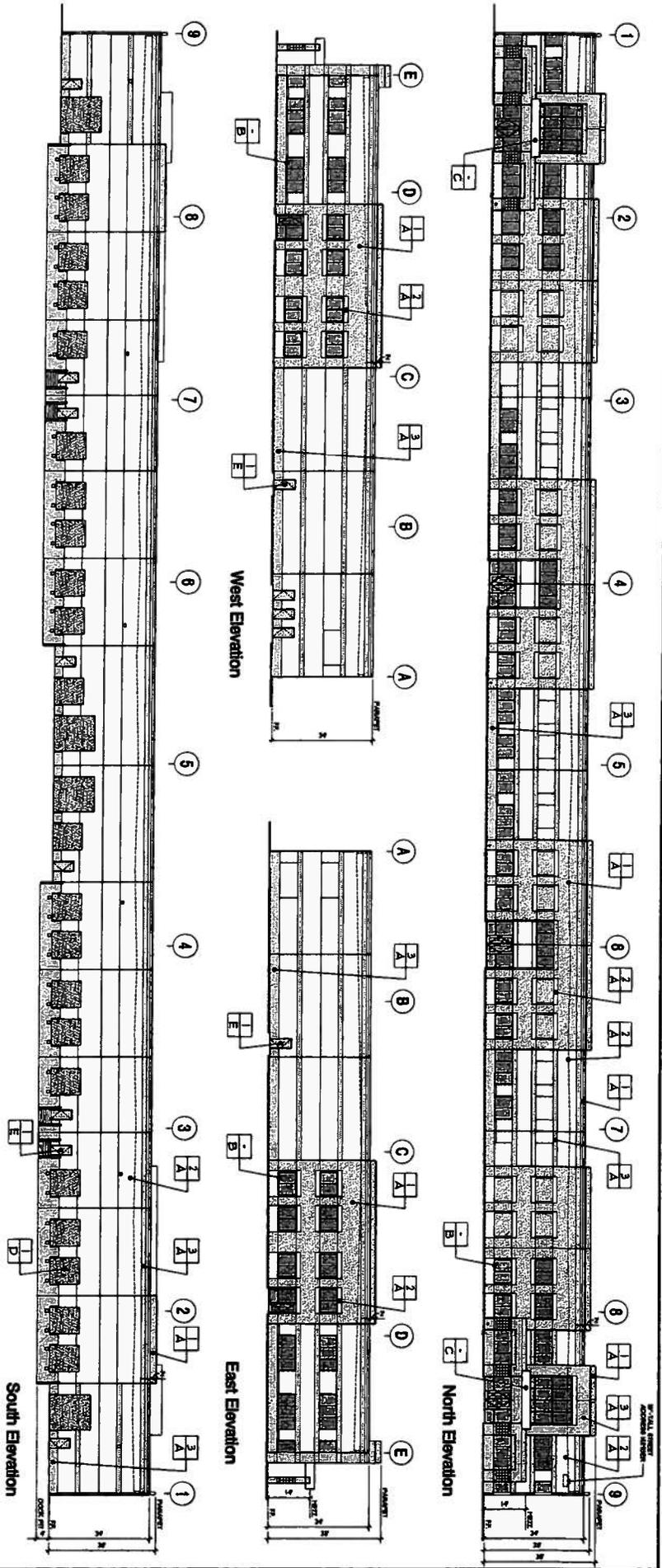
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Drawn By	SC	Sheet Number	A1
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Drawn Date	01/18/07	Drawn By	DV
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COLOR AND MATERIAL LEGEND	
COLORS:	MATERIALS:
1 PAVING STONE (PATTERN)	A 1/2" CONCRETE PANEL, PAINTED
2 PAVING STONE (PATTERN)	B ALUMINUM ROOFING SYSTEM, CLEAN ANODIZED
3 PAVING STONE (PATTERN)	C ALUMINUM CLAD CANOPY, CLEAN ANODIZED
4 PAVING STONE (PATTERN)	D 1/2" METAL PANEL, PAINTED
5 PAVING STONE (PATTERN)	E HOLLOW METAL ROOF PANEL
6 PAVING STONE (PATTERN)	
7 PAVING STONE (PATTERN)	
8 PAVING STONE (PATTERN)	
9 PAVING STONE (PATTERN)	

BUILDING 1 - EXTERIOR ELEVATIONS
 SCALE: 1/8" = 1'-0"

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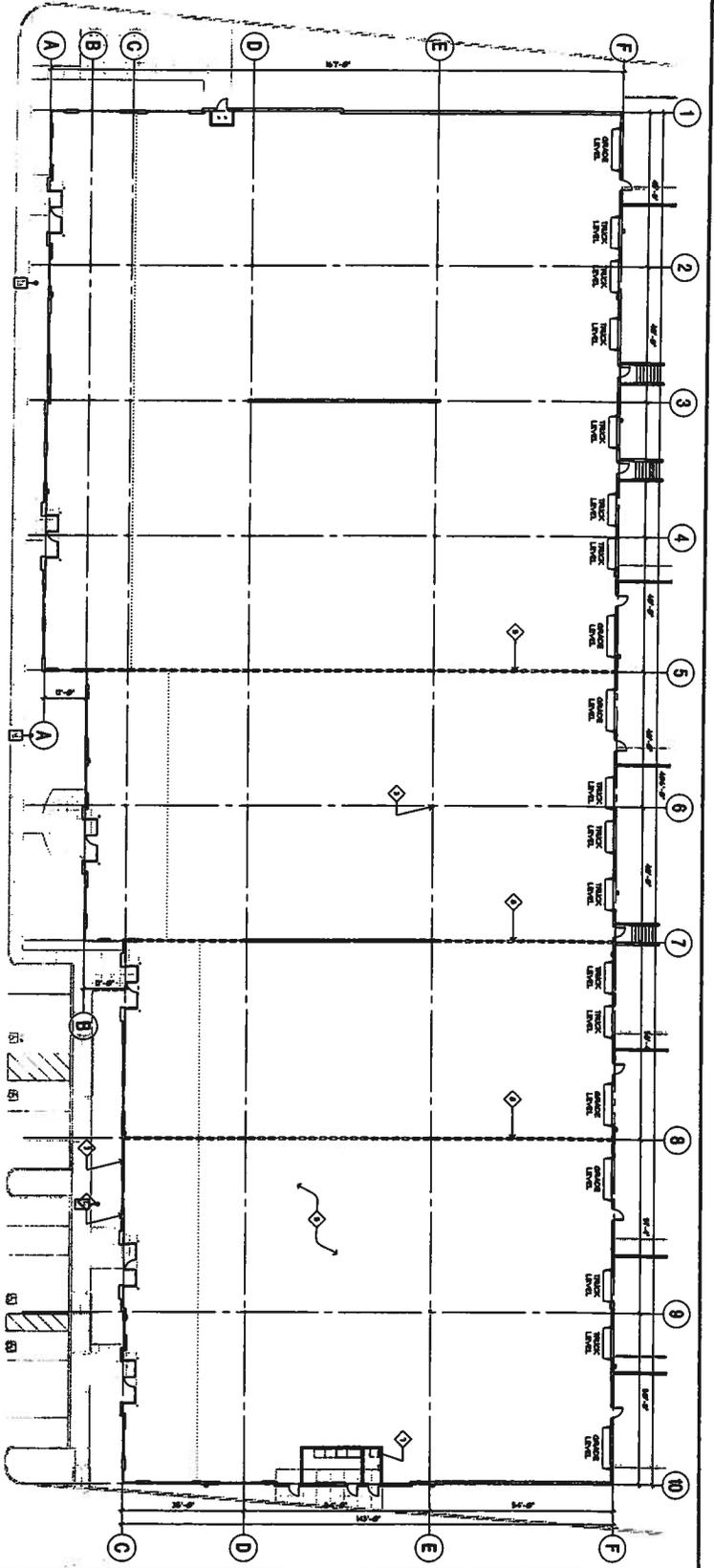
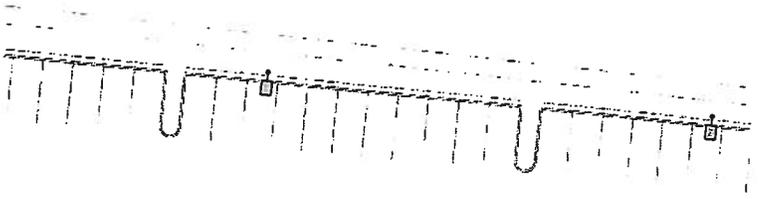
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PHASE 2

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Scale	1/8" = 1'-0"						
Drawn Date	03.20.07						
Sheet Number	07213.022						

A3



FLOOR PLAN NOTES

1. CONCRETE 1 1/2" PALE, - FINISH PER BOTTOM ELEVATION.
2. ALTHOUGH ELEVATION IS SHOWN FROM BOTTOM ELEVATION.
3. REINFORCING STEEL COLUMN.
4. LINE OF ALUMINUM CLAD CORNER ABOVE.
5. STRUCTURAL CLAD CORNER ABOVE.
6. LINE OF REINFORCING ABOVE.
7. ROOF ACCESS LADDER TO ROOF AREA ABOVE.
8. REINFORCING CONCRETE WALL, SEE ELEVATION.
9. REINFORCING CONCRETE WALL, SEE ELEVATION.

BUILDING 2 - FLOOR PLAN

SCALE 1/8" = 1'-0"



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PHASE 2

Issue Date

02/20/07

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SC

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DV

Scale

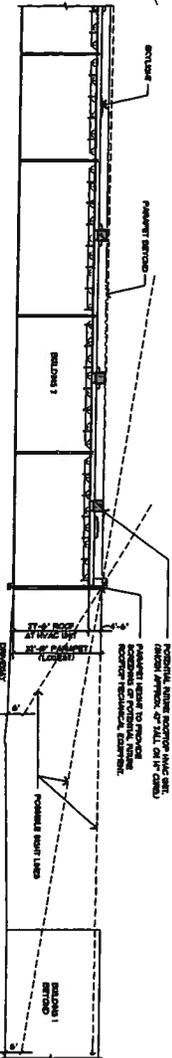
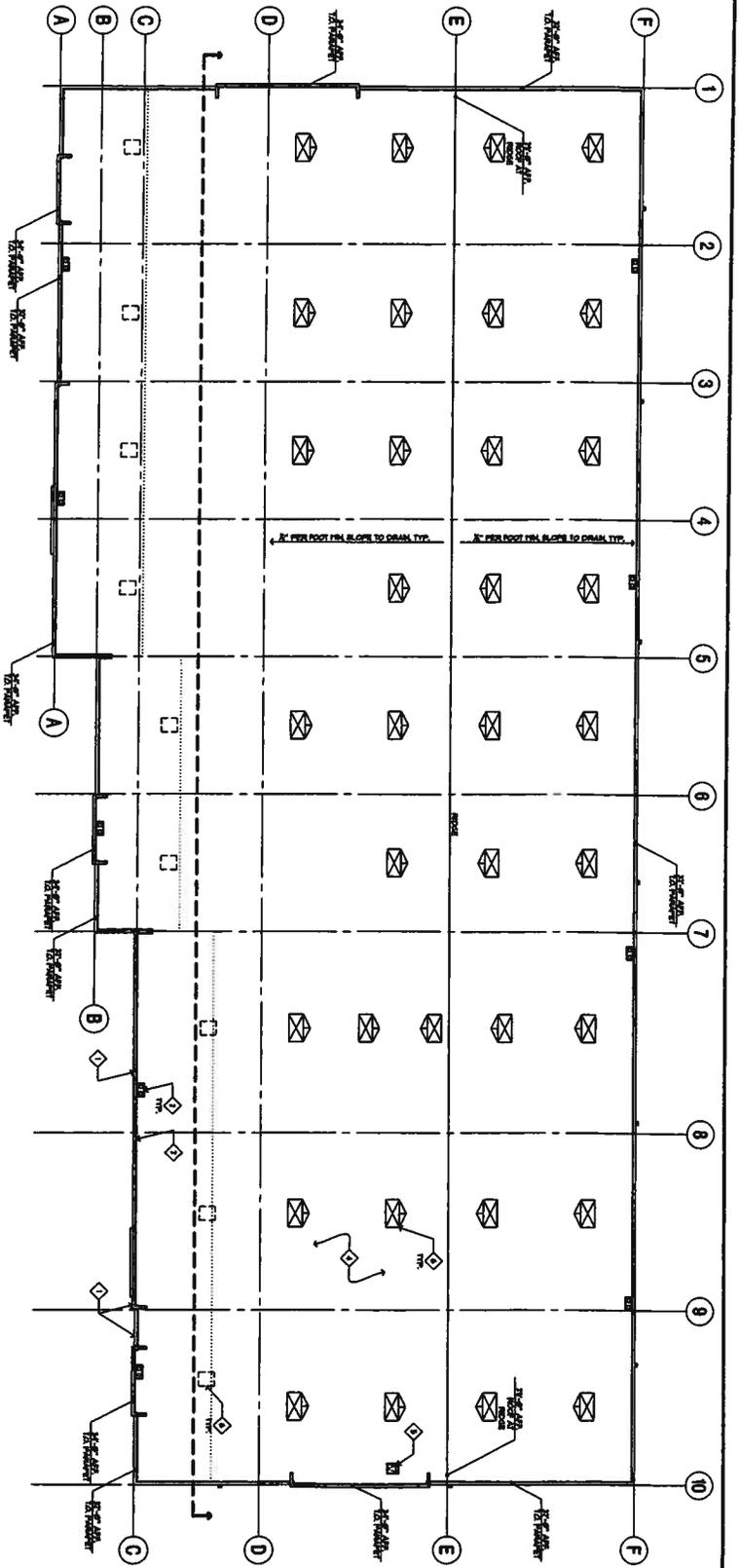
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A4



BUILDING SECTION AND SIGHT LINE ANALYSIS
SCALE: 1/8" = 1'-0"

ROOF MOUNTED EQUIPMENT NOTES

1. EXISTING ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM A HEIGHT OF 3 FEET ABOVE ANY DESIGNATED LEVEL AT A DISTANCE EQUAL TO AND GREATER THAN THE CLEARANCE HEIGHT TO ANY LEVEL.
2. NEW PARAMETER WALL SHALL SCREEN NEW ROOF TOP EQUIPMENT.
3. ALL ROOF MOUNTED EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH BUILDING DEPARTMENT POLICY 20-4.

ROOF PLAN NOTES

1. CONCRETE 12.5" THICK, FINISH: ROOF DRAIN AND CURB/CLASH DRAIN.
2. 7" CONCRETE CHASE RISE.
3. CLEAR 4.5" V RISE TO TOP OF PARAMETER CURB BASE.
4. ROOF FLASHING AND ACCESS LOCATIONS.
5. POTENTIAL ROOF MOUNTED EQUIPMENT SITE.
6. ALUMINUM CURB CANOPY AND PENETRATIONS CONCRETE ANCHOR BOLTS.
7. EXISTING SIGHT FENCES AND VIEW VISC.

BUILDING 2 - ROOF PLAN
SCALE: 1/8" = 1'-0"

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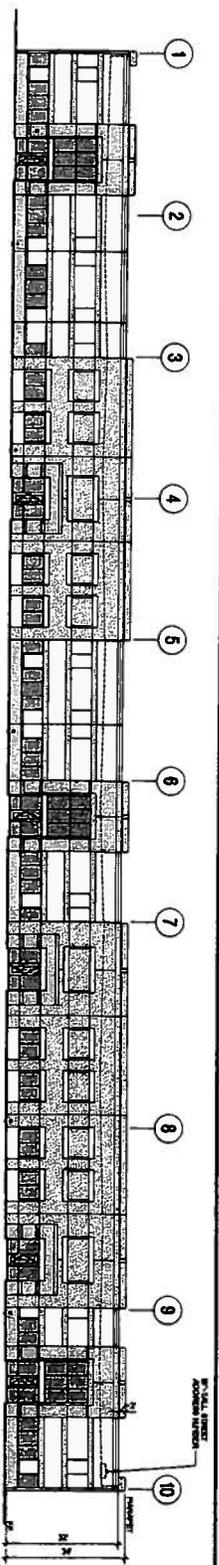
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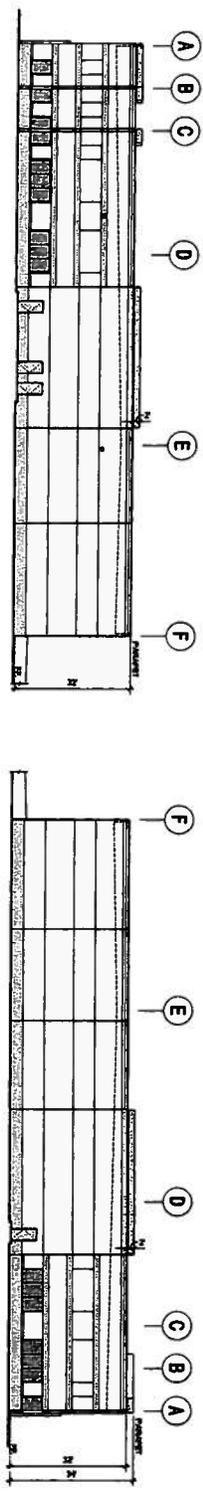
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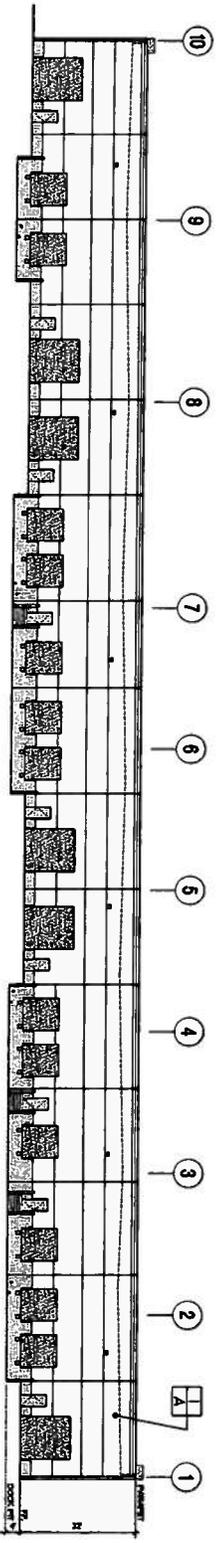
A5



East Elevation



North Elevation



South Elevation

COLOR AND MATERIAL LEGEND	
COLOR:	MATERIALS:
1. PAINTED STEEL	A. 1.5" CONCRETE PANEL, FINISHED
2. PAINTED STEEL	B. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
3. PAINTED STEEL	C. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
4. PAINTED STEEL	D. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
5. PAINTED STEEL	E. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
6. PAINTED STEEL	F. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
7. PAINTED STEEL	G. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
8. PAINTED STEEL	H. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
9. PAINTED STEEL	I. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
10. PAINTED STEEL	J. ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
SYMBOLS:	
1. COLOR	
2. MATERIAL	

BUILDING 2 - EXTERIOR ELEVATIONS

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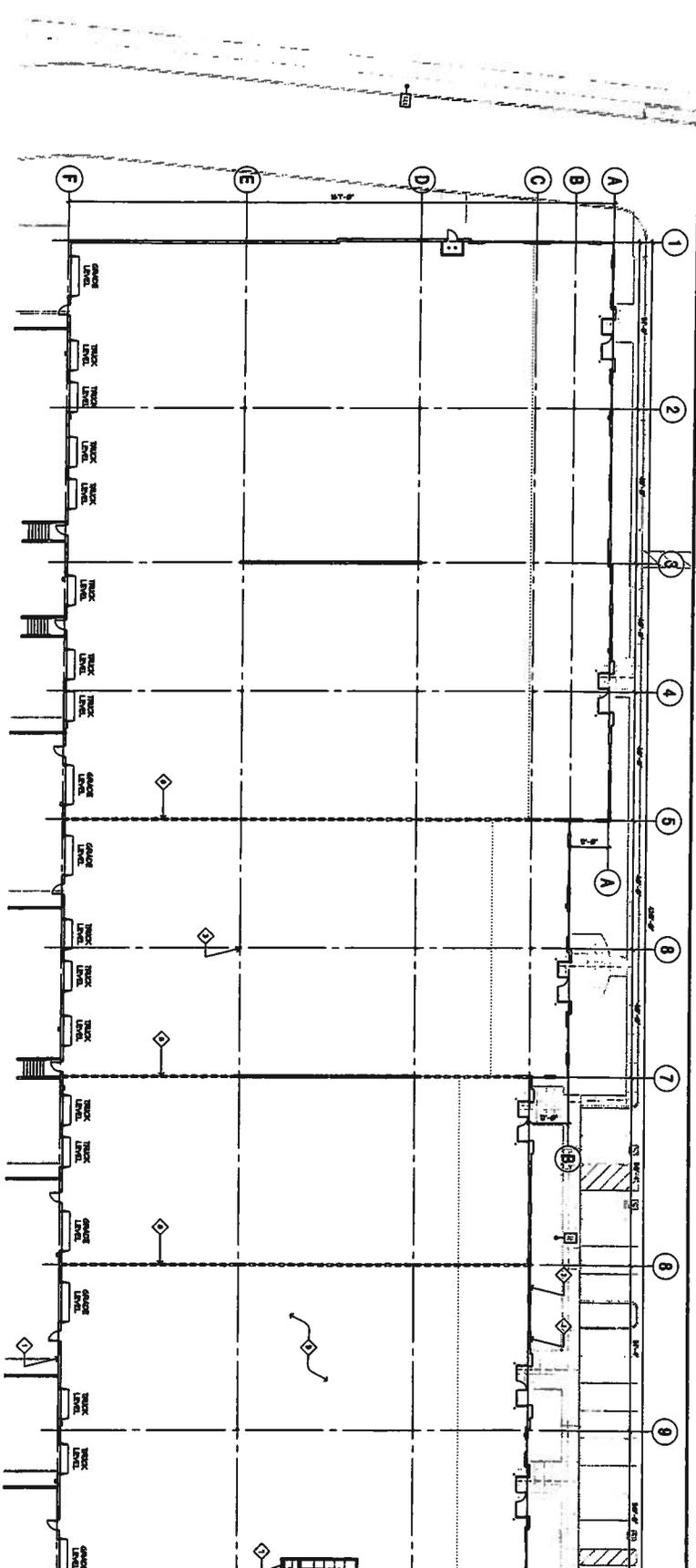
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PHASE 2

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Design By:	DV	Sheet Number:	A6



- ◆ FLOOR PLAN NOTES**
1. CONCRETE IN-LIEF PANELS - FINISHED PER BOTTOM ELEVATION.
 2. ALL 4" SPACING SHALL BE MAINTAINED THROUGHOUT ENTIRE FLOOR.
 3. STRUCTURAL STEEL, COLUMN.
 4. LINE OF ALUMINUM CLAD CORNER ABOVE.
 5. STRUCTURAL, 8" x 8" ON-DIAGONAL.
 6. LINE OF REZELINE ABOVE.
 7. FOOT ACCESS LADDERS TO ROOF HATCH ABOVE.
 8. PERIODIC, SHARP CORNER WALL.
 9. REINFORCING CONCRETE ABOVE, SEE ELEVATIONS.

BUILDING 8 - FLOOR PLAN
 SCALE: 1/8" = 1'-0"

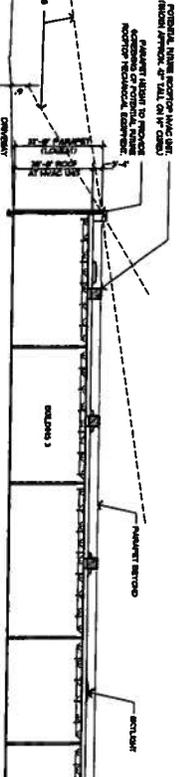
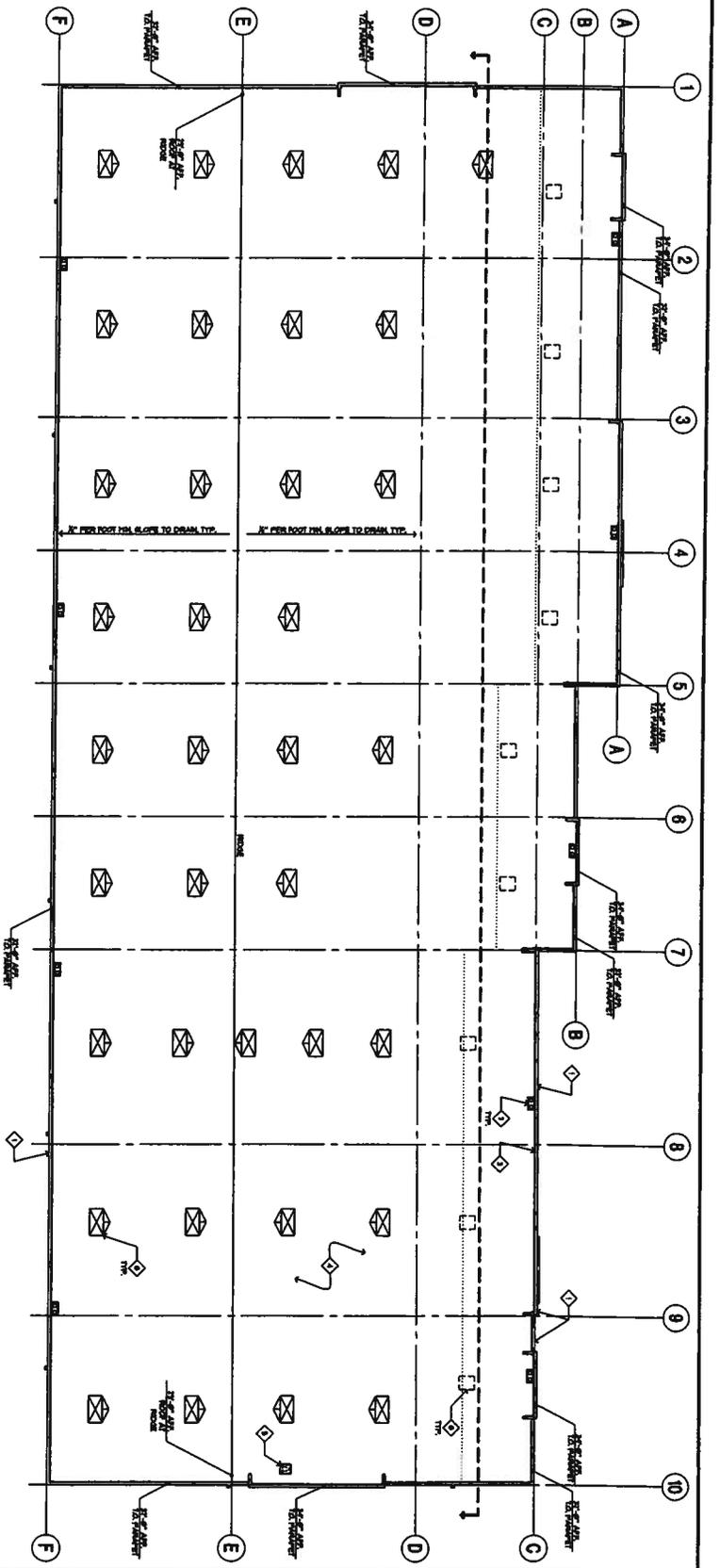
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PHASE 2

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Drawn By	SC	Checked By	SC
Design Date	02/28/07	Drawn By	DV
Client	SC	Scale	1/8" = 1'-0"
Sheet Number	A7		



ROOF MOUNTED EQUIPMENT NOTES

1. ROOF MOUNTED EQUIPMENT SHALL NOT BE VISIBLE FROM A HEIGHT OF 3 FEET ABOVE THE ROOF LEVEL AT A DISTANCE EQUAL TO THE HEIGHT FROM THE CENTER OF THE BUILDING WALL TO THE TOP.
2. THE EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING DEPARTMENT RULES: 24-4.

ROOF PLAN NOTES

1. CONCRETE 12.1\"/>

BUILDING SECTION AND SIGHT LINE ANALYSIS
SCALE: 1/8\"/>

BUILDING 3 - ROOF PLAN
SCALE: 1/8\"/>

SmithConsultingArchitects

78,000 Ford Whiting Road
Suite 201
Palm Desert, CA 92211
(760) 797-1377
(760) 269-3889 Fax

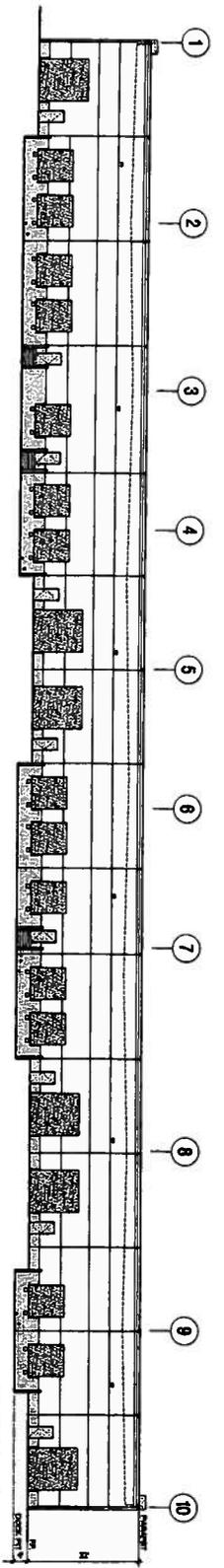
12220 B Camino Real
Suite 200
San Diego, CA 92130
(619) 793-4777
(619) 793-4787 Fax

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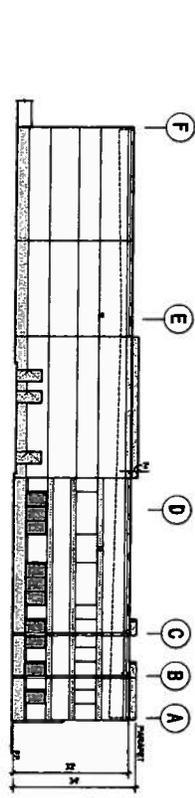


PHASE 2

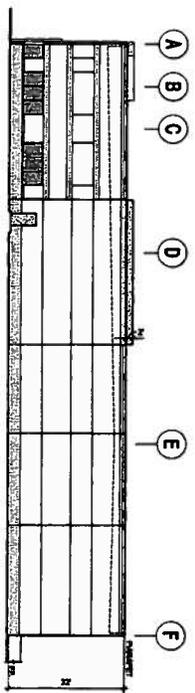
Issue Date	01.20.07	Job Number	03-4-202
Drawn By	SC	Sheet Number	A8
Checked By	SC		
Scale	1/8\"/>		



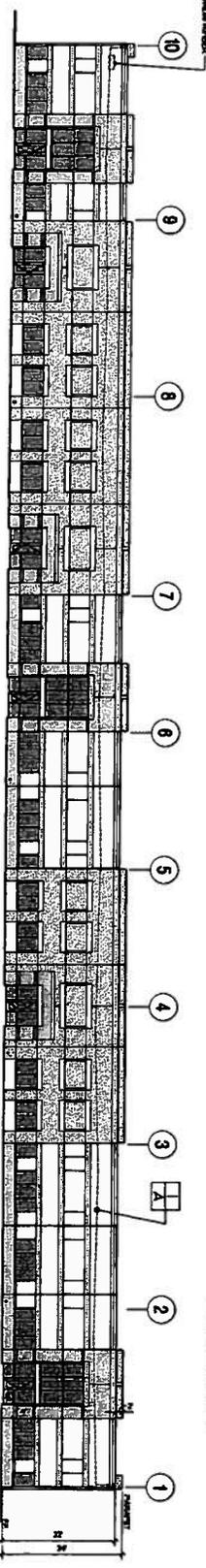
East Elevation



North Elevation



South Elevation



West Elevation

COLOR AND MATERIAL LEGEND	
COLORS:	MATERIALS:
1 PAINTED FIBER REINFORCED CONCRETE	A 1/2" CONCRETE PANEL, FINISHED
2 PAINTED FIBER REINFORCED CONCRETE	B ALUMINUM EXTERIOR FINISH, CLEAR ANODIZED
3 PAINTED FIBER REINFORCED CONCRETE	C ALUMINUM CLAD GLASS, CLEAR ANODIZED
4 PAINTED FIBER REINFORCED CONCRETE	D WET, POLYMER CONCRETE
5 PAINTED FIBER REINFORCED CONCRETE	E YELLOW POLY. DOOR FINISH
6 PAINTED FIBER REINFORCED CONCRETE	F HORIZONTAL
7 PAINTED FIBER REINFORCED CONCRETE	
8 PAINTED FIBER REINFORCED CONCRETE	
9 PAINTED FIBER REINFORCED CONCRETE	
10 PAINTED FIBER REINFORCED CONCRETE	

BUILDING 3 - EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

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PHASE 2

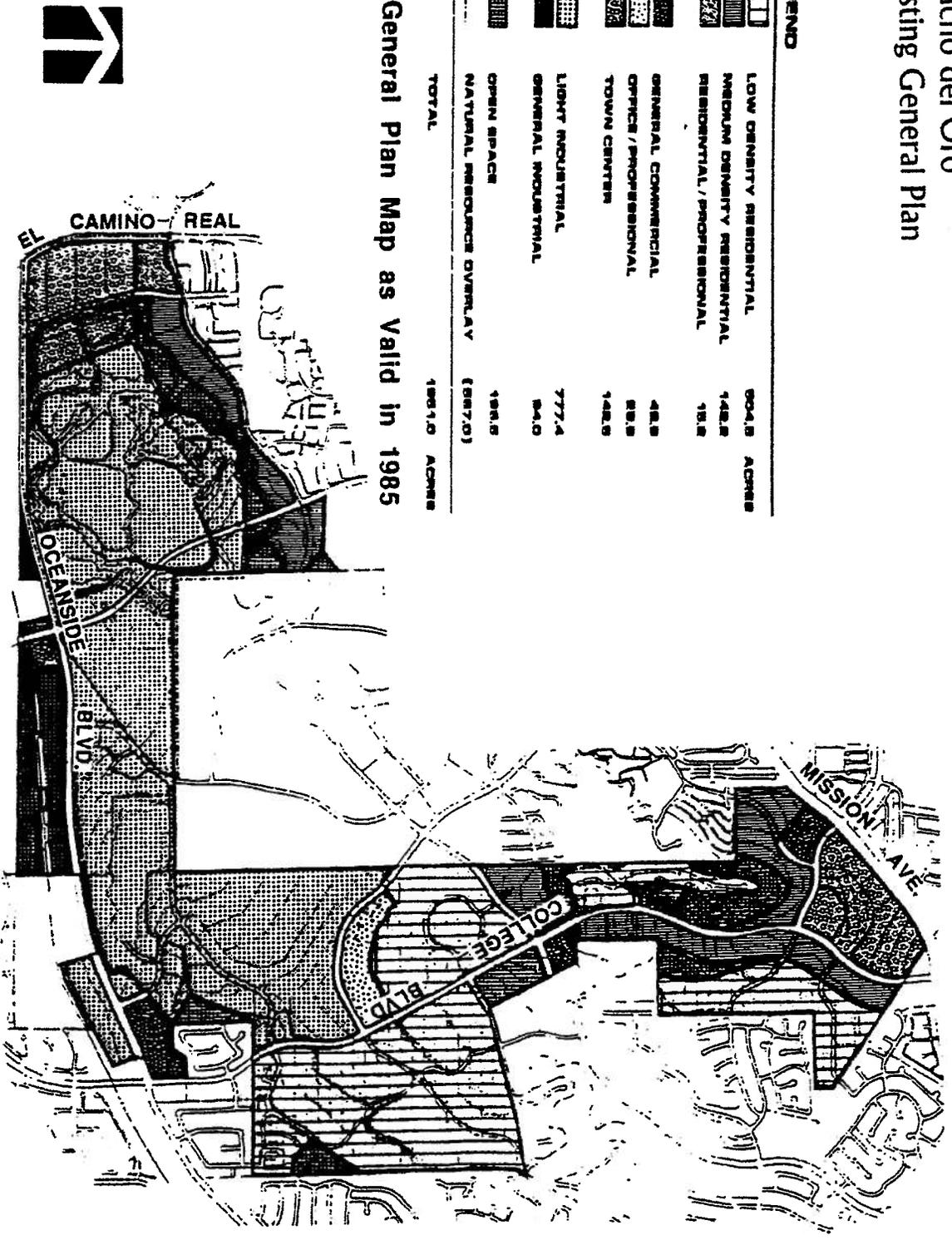
Issue Date	01.20.07	Job Number	02142.002
Drawn By	SC	Sheet Number	A9
Checked By	DV	Scale	1/8" = 1'-0"
Design Date	10.18.07		
Drawn Date	10.18.07		
Checked Date	10.18.07		
Design By	SC		
Drawn By	DV		
Checked By	DV		
Design Date	10.18.07		
Drawn Date	10.18.07		
Checked Date	10.18.07		

Figure LU-11
 Rancho del Oro
 Existing General Plan

LEGEND

[Pattern: Vertical Lines]	LOW DENSITY RESIDENTIAL	504.8	ACRES
[Pattern: Horizontal Lines]	MEDIUM DENSITY RESIDENTIAL	148.8	
[Pattern: Diagonal Lines /]	RESIDENTIAL / PROFESSIONAL	18.8	
[Pattern: Stippled]	GENERAL COMMERCIAL	48.8	
[Pattern: Dotted]	OFFICE / PROFESSIONAL	85.8	
[Pattern: Cross-hatch]	TOWN CENTER	148.8	
[Pattern: Horizontal Lines \]	LIGHT INDUSTRIAL	777.4	
[Pattern: Vertical Lines \]	GENERAL INDUSTRIAL	84.0	
[Pattern: Horizontal Lines \]	OPEN SPACE	188.8	
[Pattern: Dotted]	NATURAL RESOURCE OVERLAY (SR70)		
TOTAL		1861.0	ACRES

* General Plan Map as Valid in 1985



1 PLANNING COMMISSION
2 RESOLUTION NO. 2008-P20

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 DEVELOPMENT PLAN ON CERTAIN REAL PROPERTY IN
6 THE CITY OF OCEANSIDE

7 APPLICATION NO: D-8-07

8 APPLICANT: Ocean Ranch LLC (Cruzan Monroe)

9 LOCATION: East of the Intersection of Rancho Del Oro Road and Ocean Ranch
10 Boulevard

11 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
12 RESOLVE AS FOLLOWS:

13 WHEREAS, there was filed with this Commission a verified petition on the forms
14 prescribed by the Commission requesting a Development Plan under the provisions of Articles 12
15 and 43 of the Zoning Ordinance of the City of Oceanside to permit the following:

16 construction of three industrial buildings totaling 242,275 square feet;
17 on certain real property described in the project description.

18 WHEREAS, the Planning Commission, after giving the required notice, did on the 7^h day
19 of April, 2008 conduct a duly advertised public hearing as prescribed by law to consider said
20 application.

21 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
22 Guidelines thereto; a Mitigated Negative Declaration (MND) was prepared for the Ocean Ranch
23 Initial Tentative Map and Development Plan that created the Ocean Ranch Master Development
24 Plan, and in accordance with CEQA guidelines section 15162 the proposed project to construct
25 three industrial buildings on a 15.8-acre lot will not result in substantial changes in the original
26 project, will not involve substantial changes to the circumstances for which the project was
27 originally undertaken, and no new information of substantial importance not known at the time of
28 the initial CEQA review has been identified; therefore, the City serving as the lead agency has
29 determined that further environmental review is not required at this time.

WHEREAS, there is hereby imposed on the subject development projects certain fees,
dedications, reservations and other exactions pursuant to state law and city ordinance;

1 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS HEREBY GIVEN that the
 2 project is subject to certain fees, dedications, reservations and other exactions as provided below:

3 <u>Description</u>	4 <u>Authority for Imposition</u>	5 <u>Current Estimate Fee or Calculation Formula</u>
6 Parkland Dedication/Fee	7 Ordinance No. 91-10 8 Resolution No. 06-R0334-1	9 \$3,503 per unit
10 Drainage Fee	11 Ordinance No. 85-23 12 Resolution No. 06-R0334-1	13 \$2,843 per acre
14 Public Facility Fee	15 Ordinance No. 91-09 16 Resolution No. 06-R0334-1	17 \$2,072 per unit for residential
18 School Facilities Mitigation Fee	19 Ordinance No. 91-34	20 \$2.63 per square foot
21 Traffic Signal Fee	22 Ordinance No. 87-19 23 Resolution No. 06-R0334-1	24 \$15.71 per vehicle trip
25 Thoroughfare Fee (For commercial and industrial please note the 75 percent discount)	26 Ordinance No. 83-01 27 Resolution No. 06-R0334-1	28 \$255 per vehicle trip (based on SANDAG trip generation table available from staff and from SANDAG)
29 Water System Buy-in Fees	30 Oceanside City Code §37.56.1 31 Resolution No. 87-96 32 Ordinance No. 05-OR 0611-1	33 Based on meter size 34 Typical \$4,395
35 Wastewater System Buy-in fees	36 Oceanside City Code § 29.11.1 37 Resolution No. 87-97 38 Ordinance No. 05-OR 0610-1	39 Based on meter size 40 Typical \$6,035 per unit
41 San Diego County Water Authority Capacity Fees	42 SDCWA Ordinance No. 2005-03	43 Based on meter size. Typical \$4,326

44 WHEREAS, the current fees referenced above are merely fee amount estimates of the
 45 impact fees that would be required if due and payable under currently applicable ordinances and
 46 resolutions, presume the accuracy of relevant project information provided by the applicant, and
 47 are not necessarily the fee amount that will be owing when such fee becomes due and payable;

1 WHEREAS, unless otherwise provided by this resolution, all impact fees shall be
2 calculated and collected at the time and in the manner provided in Chapter 32B of the Oceanside
3 City Code and the City expressly reserves the right to amend the fees and fee calculations
4 consistent with applicable law;

5 WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee,
6 dedication, reservation or other exaction to the extent permitted and as authorized by law;

7 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
8 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
9 described in this resolution begins on the effective date of this resolution and any such protest must
10 be in a manner that complies with Section 66020;

11 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
12 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

13 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
14 the following facts:

15 FINDINGS:

16 For the Development Plan:

- 17 1. The site plan and physical design of the project is consistent with the Zoning Ordinance
18 and the underlying Limited Industrial (IL) zone, because the project as designed meets or
19 exceeds the development standards established within the Ocean Ranch Master
20 Development Plan Planning and Design Guidelines established on September 13, 1999.
- 21 2. The Development Plan is consistent with the General Plan of the City, because the entire
22 Ocean Ranch Industrial Master Development Plan area was originally designed to
23 accommodate light industrial type tenants, and the proposal to develop Lot 11 with three
24 light industrial buildings is consistent with the overall Master Plan envisioned for the
25 area and the land use designation placed upon the property.
- 26 3. The project site can be adequately served by existing public facilities, services and
27 utilities, because the original development plan for Ocean Ranch created the necessary
28 infrastructure and only extensions on site would be required.
- 29 4. The project, as proposed, is compatible with the existing and potential development on
adjoining properties or in the surrounding neighborhood, because suitable buffer areas

1 between properties, along with the property location within the built environment of the
2 industrial business park will ensure compatibility with similar type uses in the area.

3 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
4 approve Development Plan (D-8-07) subject to the following conditions:

5 **Building:**

- 6 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
7 Building Division plan check. (Currently the 2007 California Building Code, and 2007
8 California Electrical Code)
- 9 2. The granting of approval under this action shall in no way relieve the applicant/project
10 from compliance with all State and Local building codes.
- 11 3. Site development, parking, access into buildings and building interiors shall comply with
12 the State's Disabled Accessibility Regulations. (2007 California Building Code (CBC),
13 Chapter 11B)
- 14 4. The building plans for this project are required by State law to be prepared by a licensed
15 architect or engineer and must be in compliance with this requirement prior to submittal
16 for building plan review.
- 17 5. All electrical, communication, CATV, etc. service lines within the exterior lines of the
18 property shall be underground (City Code Sec. 6.30).
- 19 6. All outdoor lighting must comply with Chapter 39 of the City Code (Light Pollution
20 Ordinance). Where color rendition is important, high-pressure sodium, metal halide or
21 other such lights may be utilized and shall be shown on building and electrical plans.
- 22 7. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
23 plans.
- 24 8. Separate/unique addresses will/may be required to facilitate utility releases. Verification
25 that the addresses have been properly assigned by the City's Planning Division must
26 accompany the Building Permit application.
- 27 9. A complete Soils Report, Structural Calculations, & Energy Calculations/documentation
28 will be required at time of plans submittal to the Building Division for plan check.

1 10. Tenant Improvements or other construction to the existing building requires permits
2 (including all required Inspections and approvals, and Issuance of Certificate of
3 Occupancy) from the Building Division.

4 11. The developer shall monitor, supervise and control all building construction and
5 supporting activities so as to prevent these activities from causing a public nuisance,
6 including, but not limited to, strict adherence to the following:

7 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
8 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for
9 work that is not inherently noise-producing. Examples of work not permitted on
10 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
11 producing nature. No work shall be permitted on Sundays and Federal Holidays
12 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
13 Christmas Day) except as allowed for emergency work under the provisions of the
14 Oceanside City Code Chapter 38 (Noise Ordinance).

15 b) The construction site shall be kept reasonably free of construction debris as
16 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
17 approved solid waste containers shall be considered compliance with this
18 requirement. Small amounts of construction debris may be stored on-site in a neat,
19 safe manner for short periods of time pending disposal.

20 **Engineering:**

21 12. Based upon the Average Daily Trips (ADT) allocated for Lot 11, this development plan
22 shall be restricted to a maximum interior allocation of office space that does not exceed 15
23 percent of the gross square footage of the three buildings. Any proposal to exceed the
24 maximum office space allocation of 15 percent shall require a revision to the Development
25 Plan or a new Development Plan.

26 13. Landscape plans, shall meet the criteria of the City of Oceanside Landscape Guidelines
27 and Specifications for Landscape Development (latest revision), Water Conservation
28 Ordinance No. 91-15, Engineering criteria, City code and ordinances, including the
29 maintenance of such landscaping, shall be reviewed and approved by the City Engineer
prior to the issuance of building permits. Landscaping shall not be installed until bonds

1 have been posted, fees paid, and plans signed for final approval. The following special
2 landscaping requirements shall be required prior to plan approval:

- 3 a) Final landscape plans shall accurately show placement of all plant material such
4 as but not limited to trees, shrubs, and groundcovers.
- 5 b) Landscape Architect shall verify utility, sewer, storm drain easement and place
6 planting locations accordingly to meet City of Oceanside requirements.
- 7 c) All required landscape areas shall be maintained by the owner. The landscape
8 areas shall be maintained per City of Oceanside requirements.
- 9 d) Proposed landscape species shall be native or naturalized to fit the site and meet
10 climate changes indicative to their planting location. The selection of plant
11 material shall also be based on cultural, aesthetic, and maintenance
12 considerations. In addition proposed landscape species shall be low water users
13 as well as meet all Fire Department requirements.
- 14 e) All planting areas shall be prepared with appropriate soil amendments, fertilizers,
15 and appropriate supplements based upon a soils report from an agricultural
16 suitability soil sample taken from the site.
- 17 f) Ground covers or bark mulch shall fill in between the shrubs to shield the soil
18 from the sun, evapotranspiration and run-off. All the flower and shrub beds
19 shall be mulched to a 3-inch depth to help conserve water, lower the soil
20 temperature and reduce weed growth.
- 21 g) The shrubs shall be allowed to grow in their natural forms. All landscape
22 improvements shall follow the City of Oceanside Guidelines.
- 23 h) Root barriers shall be installed adjacent to all paving surfaces, where a paving
24 surface is located within six feet of a trees trunk. Root barriers shall extend five
25 feet in each direction from the centerline of the trunk, for a total distance of 10
26 feet. Root barriers shall be 24 inches in depth. Installing a root barrier around
27 the tree's root ball is unacceptable.
- 28 i) All fences, gates, walls, stone walls, retaining walls, and plantable walls shall
29 obtain planning department approval for these items in the conditions or
application stage prior to first submittal of working drawings.

- 1 j) For the planting and placement of trees and their distances from hardscape and
2 other utilities/ structures the landscape plans shall follow the City of Oceanside's
3 (current) Tree Planting Distances and Spacing Standards.
- 4 k) An automatic irrigation system shall be installed to provide coverage for all
5 planting areas shown on the plan. Low precipitation equipment shall provide
6 sufficient water for plant growth with a minimum water loss due to water run-off.
- 7 l) Irrigation systems shall use high quality, automatic control valves, controllers
8 and other necessary irrigation equipment. All components shall be of non-
9 corrosive material. All drip systems shall be adequately filtered and regulated
10 per the manufacturer's recommended design parameters.
- 11 m) All irrigation improvements shall follow the City of Oceanside Guidelines and
12 Water Conservation Ordinance.
- 13 n) The landscape plans shall match all plans affiliated with the project.
- 14 o) Landscape plans shall comply with Biological and/or Geotechnical reports, as
15 required, shall match the grading and improvement plans, comply with SWMP
16 Best Management Practices and meet the satisfaction of the City Engineer.
- 17 p) Existing landscaping on and adjacent to the site shall be protected in place and
18 supplemented or replaced to meet the satisfaction of the City Engineer.
- 19 14. All landscaping, fences, walls, etc. on the site, in medians within the public right-of-way
20 and within any adjoining public parkways shall be permanently maintained by the owner,
21 his assigns or any successors-in-interest in the property. The maintenance program shall
22 include: a) normal care and irrigation of the landscaping b) repair and replacement of
23 plant materials c) irrigation systems as necessary d) general cleanup of the landscaped
24 and open areas e) parking lots and walkways, walls, fences, etc. Failure to maintain
25 landscaping shall result in the City taking all appropriate enforcement actions including
26 but not limited to citations. This maintenance program condition shall be recorded with
27 a covenant as required by this resolution.
- 28 15. In the event that the conceptual landscape plan (CLP) does not match the conditions of
29 approval, the resolution of approval shall govern.

- 1 16. In addition to conditions listed herein, all Engineering conditions listed in Planning
2 Commission Resolution No. 99-P56 approving Tentative Map T-1-99 and Development
3 Plan No. D-7-99 and all Covenants, Conditions, and Restrictions required therewith shall
4 remain in effect for the subject property. In case of discrepancies, Engineering conditions
5 listed herein shall govern.
- 6 17. For the demolition of any existing structures or surface improvements, grading plans shall
7 be submitted and erosion control plans be approved by the City Engineer prior to the
8 issuance of a demolition permit. No demolition shall be permitted without an approved
9 erosion control plan.
- 10 18. With the exception of the approved access points, vehicular access rights to Ocean Ranch
11 Boulevard shall be relinquished by the property owner to the City.
- 12 19. No permit shall be issued for the development prior to the City Engineer's approval of the
13 exact alignment, geometrics, and widths of all right of way dedications and street
14 improvements.
- 15 20. Design and construction of all improvements shall be in accordance with standard plans,
16 specifications of the City of Oceanside and subject to approval by the City Engineer.
- 17 21. Prior to issuance of a building permit, all improvement requirements shall be covered by a
18 development agreement and secured with sufficient improvement securities or bonds
19 guaranteeing performance and payment for labor and materials, setting of monuments, and
20 warranty against defective materials and workmanship.
- 21 22. The approval of the development shall not mean that closure, vacation, or abandonment of
22 any public street, right-of-way, easement, or facility is granted or guaranteed to the
23 developer. The developer is responsible for applying for all closures, vacations, and
24 abandonments as necessary. The application(s) shall be reviewed and approved or rejected
25 by the City of Oceanside under separate process(es) per codes, ordinances, and policies in
26 effect at the time of the application.
- 27 23. A construction phasing plan for all public and private improvements shall be reviewed and
28 approved by the City Engineer prior to the issuance of any grading or improvement
29 permits. Prior to the issuance of any building permits all off-site or frontage improvements
including landscaping and any required streets or arterials shall be under construction to the

1 satisfaction of the City Engineer. All improvements shall be completed prior to issuance of
2 any certificates of occupancy.

3 24. Where off-site improvements, including but not limited to slopes, public utility facilities,
4 and public drainage facilities, are to be constructed, the applicant shall, at his own expense,
5 obtain all necessary easements or other interests in real property and, in case of public
6 easements or rights-of-way, shall dedicate the same to the City of Oceanside as required.
7 The applicant shall provide documentary proof satisfactory to the City of Oceanside that
8 such easements or other interest in real property have been obtained prior to issuance of
9 any grading, building or improvement permit for the development. Additionally, the City
10 of Oceanside, may at its sole discretion, require that the applicant obtain at his sole expense
11 a title policy insuring the necessary title for the easement or other interest in real property
12 to have vested with the City of Oceanside or the applicant, as applicable.

13 25. The developer shall secure an appropriate private access easement for the site's proposed
14 easterly point of access through the adjacent private property. The City's approval of the
15 development project shall not mean that the proposed legal or physical access through the
16 adjacent private property (including any easements, grading, or paving) is granted or
17 guaranteed to the developer. The developer is solely responsible for obtaining legal access
18 through the adjacent private property. Should such access be denied by the owner of the
19 adjacent property, the resulting changes to the Development Plan shall be subject to a
20 Substantial Conformity review. Changes not meeting substantial conformity requirements
21 shall be submitted for appropriate public hearing action.

22 26. Prior to the issuance of a grading permit, the developer shall notify and host a
23 neighborhood meeting with all of the area residents located within 300 feet of the project
24 site, and residents of property along any residential streets to be used as a "haul route", to
25 inform them of the grading and construction schedule, haul routes, and to answer
26 questions.

27 27. The developer shall monitor, supervise and control all construction and construction-
28 supportive activities, so as to prevent these activities from causing a public nuisance,
29 including but not limited to, insuring strict adherence to the following:

- 1 a) Dirt, debris and other construction material shall not be deposited on any public
2 street or within the City's stormwater conveyance system.
- 3 b) All grading and related site preparation and construction activities shall be
4 limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No
5 engineering related construction activities shall be conducted on Saturdays,
6 Sundays or legal holidays unless written permission is granted by the City Engineer
7 with specific limitations to the working hours and types of permitted operations.
8 All on-site construction staging areas shall be as far as possible (minimum 100
9 feet) from any existing residential development. Because construction noise may
10 still be intrusive in the evening or on holidays, the City of Oceanside Noise
11 Ordinance also prohibits "any disturbing excessive or offensive noise which
12 causes discomfort or annoyance to reasonable persons of normal sensitivity."
- 13 c) The construction site shall accommodate the parking of all motor vehicles used by
14 persons working at or providing deliveries to the site.
- 15 d) A haul route shall be obtained at least 7 days prior the start of hauling operations
16 and must be approved by the City Engineer. Hauling operations shall be 8:00 a.m.
17 to 3:30 p.m. unless approved otherwise.
- 18 28. A traffic control plan shall be prepared according to the City traffic control guidelines
19 and be submitted to and approved by the City Engineer prior to the start of work within
20 open City rights-of-way. Traffic control during construction of streets that have been
21 opened to public traffic shall be in accordance with construction signing, marking and
22 other protection as required by the Caltrans Traffic Manual and City Traffic Control
23 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
24 approved otherwise.
- 25 29. Approval of this development project is conditioned upon payment of all applicable impact
26 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
27 Code. All drainage fees, traffic signal fees and contributions, highway thoroughfare fees,
28 park fees, reimbursements, and other applicable charges, fees and deposits shall be paid
29 prior to the issuance of any building permits, in accordance with City Ordinances and
policies. The developer shall also be required to join into, contribute, or participate in any

1 improvement, lighting, or other special district affecting or affected by this project.
2 Approval of the development project shall constitute the developer's approval of such
3 payments, and his agreement to pay for any other similar assessments or charges in effect
4 when any increment is submitted for building permit approval, and to join, contribute,
5 and/or participate in such districts.

6 30. Ocean Ranch Boulevard along the frontage of the development shall be improved with
7 portland cement concrete curb, gutter, and sidewalk, unless such improvement is
8 specifically exempted by current General Plan, City code, or ordinance.

9 31. Sidewalk improvements shall comply with ADA requirements. The parkway shall be
10 landscaped and maintained by the owner of the subject property in perpetuity to the
11 satisfaction of the City Engineer.

12 32. Sight distance and clear space easement requirements at the project driveways shall
13 conform to the corner sight distance criteria as provided by San Diego County Standards
14 DS-20A and/or DS-20B. The project's civil engineer shall submit an appropriate "Sight
15 Distance Letter" to the City Engineer certifying compliance with this requirement.

16 33. Streetlights shall be maintained and installed on all public streets within the project and
17 along the project's frontage per City Standards. The system shall provide uniform lighting,
18 and be secured prior to occupancy. The developer shall pay all applicable fees, energy
19 charges, and/or assessments associated with City-owned (LS-2 rate schedule) streetlights
20 and shall also agree to the formulation of, or the annexation to, any appropriate street
21 lighting district.

22 34. Pavement sections for all streets, alleys, driveways and parking areas within the project and
23 along the project's frontage shall be based upon approved soil tests and traffic indices.
24 The pavement design is to be prepared by the developer's soil engineer and must be
25 approved by the City Engineer, prior to paving.

26 35. Prior to approval of the grading plans, the developer shall provide appropriate
27 documentation from a geotechnical engineer on the current state of the street's structural
28 section to the satisfaction of the City Engineer. If such documentation is not available, the
29 developer's geotechnical engineer shall perform a field investigation of the existing
pavement on all streets adjacent to the project boundary. The limits of the study shall be

1 half-street (including median, if any) plus 12 feet along the project's frontage. If required,
2 the field investigation shall be performed according to a specific boring plan prepared by a
3 licensed Geotechnical Engineer and approved by the City Engineer. In the absence of such
4 approved boring plan, the field investigation shall include a minimum of one pavement
5 boring per every 100 linear feet of street frontage. Should the existing structural section be
6 determined to be less than the current minimum standard for AC and Class II Base as set
7 forth in the table for City of Oceanside Pavement Design Guidelines in the City of
8 Oceanside Engineers Manual, the developer shall remove and reconstruct the pavement
9 section as determined by the pavement analysis submittal process detailed below.

10 36. Upon review of the pavement investigation, the City Engineer shall determine whether the
11 developer shall: 1) Repair all failed pavement sections, header cut and grind per the
12 direction of the City Engineer, and construct a two-inch thick rubberized AC overlay; or 2)
13 Perform R-value testing and submit a study that determines if the existing pavement meets
14 current City standards/traffic indices. Should the study conclude that the pavement does
15 not meet current requirements, rehabilitation/mitigation recommendations shall be
16 provided in a pavement analysis report, and the developer shall reconstruct the pavement
17 per these recommendations, subject to approval by the City Engineer.

18 37. Any existing broken pavement, concrete curb, gutter or sidewalk or any damaged during
19 construction of the project, shall be repaired or replaced as directed by the City Engineer.

20 38. The developer shall comply with all the provisions of the City's cable television ordinances
21 including those relating to notification as required by the City Engineer.

22 39. Two-inch PVC conduit, together with 1/4-inch pull-rope and appurtenant pull-box(es) for
23 signal interconnect cable shall be installed along the development's frontage in Ocean
24 Ranch Boulevard.

25 40. Grading and drainage facilities shall be designed and installed to adequately accommodate
26 the local stormwater runoff and shall be in accordance with the City's Engineers Manual
27 and as directed by the City Engineer.

28 41. The developer shall obtain any necessary permits and clearances from all public agencies
29 having jurisdiction over the project due to its type, size, or location, including but not
limited to the U. S. Army Corps of Engineers, California Department of Fish & Game, U.

1 S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
2 (including NPDES), San Diego County Health Department, prior to the issuance of grading
3 permits.

4 42. The approval of the development project shall not mean that proposed grading or
5 improvements on adjacent properties (including any City properties/rights-of-way or
6 easements) is granted or guaranteed to the developer. The developer is responsible for
7 obtaining permission to grade or to construct on adjacent properties. Should such
8 permission be denied, the resulting changes to the Development Plan shall be subject to a
9 Substantial Conformity review. Changes not meeting substantial conformity requirements
10 shall be submitted for appropriate public hearing action.

11 43. Prior to any grading of any part of the development/project, a comprehensive soils and
12 geologic investigation shall be conducted of the soils, slopes, and formations in the project.
13 All necessary measures shall be taken and implemented to assure slope stability, erosion
14 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
15 prepared in accordance with the Grading Ordinance and Zoning Ordinance, is approved by
16 the City Engineer.

17 44. It is the responsibility of the owner/developer to evaluate and determine that all soil
18 imported as part of this development is free of hazardous and/or contaminated material
19 as defined by the City and the County of San Diego Department of Environmental
20 Health. Exported or imported soils shall be properly screened, tested, and documented
21 regarding hazardous contamination.

22 45. This project shall provide year-round erosion control including measures for the site
23 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
24 control plan, designed for all proposed stages of construction, shall be reviewed, secured
25 by the applicant with cash securities and approved by the City Engineer.

26 46. Precise grading and private improvement plans shall be prepared, reviewed, secured and
27 approved prior to the issuance of any building permits. The plan shall reflect all pavement,
28 flatwork, landscaped areas, special surfaces, curbs, gutters, medians, striping, and signage,
29 footprints of all structures, walls, drainage devices and utility services. Parking lot striping

1 and any on-site traffic calming devices shall be shown on all Precise Grading and Private
2 Improvement Plans.

3 47. Landscape and irrigation plans for disturbed areas must be submitted to the City Engineer
4 for review and approval.

5 48. Landscaping plans, including plans for the construction of walls, fences or other structures
6 at or near intersections or project entrances, must conform to intersection sight distance
7 requirements.

8 49. Landscape and irrigation plans must be submitted to the City Engineer prior to the
9 issuance of grading permit(s) and approved by the City Engineer prior to the issuance of
10 occupancy permits. Frontage landscaping shall be installed prior to the issuance of any
11 certificates of occupancy. Any project fences, sound or privacy walls and monument entry
12 walls/signs shall be shown on, bonded for and built from the landscape plans. These
13 features shall also be shown on the precise grading plans for purposes of location only.
14 Plantable, segmental walls shall be designed, reviewed and constructed by the grading
15 plans and landscaped/irrigated through project landscape plans. All plans must be
16 approved by the City Engineer and a pre-construction meeting held, prior to the start of
17 any improvements.

18 50. The drainage design on the development plan is conceptual only. The final design shall be
19 based upon a hydrologic/hydraulic study to be approved by the City Engineer during final
20 engineering. All drainage picked up in an underground system shall remain underground
21 until it is discharged into an approved channel, or as otherwise approved by the City
22 Engineer. All public storm drains shall be shown on City standard plan and profile sheets.
23 All storm drain easements shall be dedicated where required. The applicant shall be
24 responsible for obtaining any off-site easements for storm drainage facilities.

25 51. All storm drains shall be designed and constructed per current editions of the City's
26 *Engineers Design and Processing Manual*, the *San Diego County Hydrology and*
27 *Drainage Design Manuals*, and *San Diego Area Regional Standard Drawings*.

28 52. For any increase of stormwater flows from the development site to other properties the
29 developer shall secure appropriate easement(s) from and maintenance agreement(s) with
the owner(s) of the impacted properties to the satisfaction of the City Engineer. Upon

1 approval by City Engineer and the City Attorney, the appropriate documents shall be
2 recorded prior to issuance of any permits for the development. Should the developer be
3 unable to secure such easement(s) or agreement(s), the resulting changes to the
4 Development Plan shall be subject to a Substantial Conformity review. Changes not
5 meeting substantial conformity requirements shall be submitted for appropriate public
6 hearing action.

7 53. Storm drain facilities shall be designed and located such that the inside travel lanes on
8 streets with Collector or above design criteria shall be passable in both directions during
9 conditions of a 100-year frequency storm.

10 54. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and
11 disposed of in accordance with all state and federal requirements, prior to stormwater
12 discharge either off-site or into the City drainage system.

13 55. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
14 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
15 height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to an arterial
16 street or state highway.

17 56. The development shall comply with all applicable regulations established by the United
18 States Environmental Protection Agency (USEPA) as set forth in the National Pollutant
19 Discharge Elimination System (NPDES) permit requirements for urban runoff and
20 stormwater discharge and any regulations adopted by the City pursuant to the NPDES.
21 regulations or requirements. Further, the applicant may be required to file a Notice of
22 Intent with the State Water Resources Control Board to obtain coverage under the
23 NPDES. General Permit for Storm Water Discharges Associated with Construction
24 Activity and may be required to implement a Storm Water Pollution Prevention Plan
25 (SWPPP) concurrent with the commencement of grading activities. SWPPPs include
26 both construction and post construction pollution prevention and pollution control
27 measures and identify funding mechanisms for post construction control measures. The
28 developer shall comply with all the provisions of the Clean Water Program during and
29 after all phases of the development process, including but not limited to: mass grading,
rough grading, construction of street and landscaping improvements, and construction of

1 dwelling units. The applicant shall design the Project's storm drains and other drainage
2 facilities to include Best Management Practices to minimize non-point source pollution,
3 satisfactory to the City Engineer.

4 57. Upon acceptance of any fee waiver or reduction by the developer, the entire project will
5 be subject to prevailing wage requirements as specified by Labor Code section
6 1720(b)(4). The developer shall agree to execute a form acknowledging the prevailing
7 wage requirements prior to the granting of any fee reductions or waivers.

8 58. The developer shall prepare and submit an Operations & Maintenance (O&M) Plan to
9 the City Engineer with the first submittal of engineering plans. The O&M Plan shall be
10 prepared by the applicant's Civil Engineer. It shall be directly based on the project's
11 SWMP previously approved by the project's approving authority (Planning
12 Commission/City Council). At a minimum the O&M Plan shall include the designated
13 responsible parties to manage the stormwater BMP(s), employee's training program and
14 duties, operating schedule, maintenance frequency, routine service schedule, specific
15 maintenance activities, copies of resource agency permits, cost estimate for
16 implementation of the O&M Plan and any other necessary elements.

17 59. The developer shall enter into a City-Standard Stormwater Facilities Maintenance
18 Agreement with the City obliging the project proponent to maintain, repair and replace
19 the Storm Water Best Management Practices (BMPs) identified in the project's approved
20 SWMP, as detailed in the O&M Plan into perpetuity. The Agreement shall be approved
21 by the City Attorney prior to issuance of any precise grading permit and shall be
22 recorded at the County Recorder's Office prior to issuance of any building permit.
23 Security in the form of cash (or certificate of deposit payable to the City) or an
24 irrevocable, City-Standard Letter of Credit shall be required prior to issuance of a precise
25 grading permit. The amount of the security shall be equal to 10 years of maintenance
26 costs, as identified by the O&M Plan, but not to exceed a total of \$25,000. The
27 applicant's Civil Engineer shall prepare the O&M cost estimate.

28 60. At a minimum, maintenance agreements shall require the staff training, inspection and
29 maintenance of all BMPs on an annual basis. The project proponent shall complete and
maintain O&M forms to document all maintenance activities. Parties responsible for the

1 O&M plan shall retain records at the subject property for at least 5 years. These
2 documents shall be made available to the City for inspection upon request at any time.

3 61. The Agreement shall include a copy of executed on-site and off-site access easements
4 necessary for the operation and maintenance of BMPs that shall be binding on the land
5 throughout the life of the project to the benefit of the party responsible for the O&M of
6 BMPs, satisfactory to the City Engineer. The agreement shall also include a copy of the
7 O&M Plan approved by the City Engineer.

8 62. The BMPs described in the project's approved SWMP shall not be altered in any way,
9 shape or form without formal approval by either an Administrative Substantial
10 Conformance issued by the City Planner or the project's final approving authority
11 (Planning Commission/City Council) at a public hearing. The determination of
12 whatever action is required for changes to a project's approved SWMP shall be made by
13 the City Planner.

14 63. The developer shall provide a copy of the title/cover page of the approved SWMP with
15 the first engineering submittal package.

16 **Fire:**

17 64. A minimum fire flow of 3000 gallons per minute shall be provided.

18 65. The size of fire hydrant outlets shall be 2 ½ "X 4". The fire hydrants shall be installed
19 and tested prior to placing any combustible materials on the job site.

20 66. Detailed plans of underground fire service mains shall be submitted to the Oceanside
21 Fire Department for approval prior to installation.

22 67. The developer shall supply the Fire Department with updated map and hydrant locations
23 in a digital format compatible with the Fire Department's mapping program upon
24 approval of final improvement plans.

25 68. Blue hydrant identification markers shall be placed as per Oceanside's Engineers Design
26 and Processing Manual Standard Drawing No. M-13.

27 69. Apparatus access roads shall have a minimum unobstructed width of 28 feet. A
28 minimum vertical clearance of 14 feet shall be provided for the apparatus access roads.
29

- 1 70. The Fire Department access roadway shall be provided with adequate turning radius for
2 Fire Department apparatus. A 50-foot outside and 30-foot inside radius. (U.F.C. Sec.
3 902)
- 4 71. A "Knox" key storage box shall be provided for all new construction. For buildings,
5 other than high-rise, a minimum of three complete sets of keys shall be provided. Keys
6 shall be provided for all exterior entry doors, fire protection equipment control rooms,
7 mechanical and electrical rooms, elevator controls and equipment spaces, etc. For high-
8 rise buildings, six complete sets are required.
- 9 72. All security gates shall have a knox-box override and as required have strobe activation
10 capability.
- 11 73. An approved fire sprinkler system must be installed throughout the building. The system
12 shall be designed per N.F.P.A. 13, and U.B.C. standard 9-1. The sprinkler system
13 requires 24-hour supervision.
- 14 74. When fire sprinkler systems are required in buildings of undetermined use, they shall
15 have a sprinkler density of .33 GPM/sq.ft with a minimum design area of 3,000 square
16 feet.
- 17 75. Provide a 13D fire sprinkler system. The system shall be designed per N.F.P.A. 13D and
18 U.B.C. Standard 9-3, The Standard for the Installation of Sprinkler Systems in one-and
19 two-Family Dwellings and Manufactured Homes.
- 20 76. The Fire Department connection shall not be affixed to the building. The Fire
21 Department connection must be located at least 40 feet away form the building, within
22 40 feet of a fire hydrant and on the address side of the building, unless otherwise
23 determined by the Fire Department. The hydrant shall be located on the same side of the
24 street as the Fire Department connection.
- 25 77. In accordance with the Uniform Fire Code Sec. 901.1.4.4, approved addresses for
26 commercial, industrial, and residential occupancies shall be placed on the structure in
27 such a position as to be plainly visible and legible from the street or roadway fronting the
28 property. Numbers shall contrast with their background.
- 29 78. Multi-tenant buildings require identification on the rear exit doors with individual suite
numbers or letters.

- 1 79. Industrial buildings require 12-inch address numbers.
- 2 80. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
- 3 approval prior to the issuance of building permits.
- 4 81. Buildings shall meet Oceanside Fire Department's current codes at the time of building
- 5 permit application.

6 **Planning:**

- 7 82. This Development Plan shall expire on April 7, 2010, unless the Planning Commission
- 8 grants a time extension.
- 9 83. This Development Plan (D-8-07) approves only three industrial buildings totaling 242,275
- 10 square feet as depicted on the plans and exhibits presented to the Planning Commission for
- 11 review and approval. No deviation from these approved plans and exhibits shall occur
- 12 without City Planner or Planning Commission approval. Substantial deviations shall
- 13 require a revision to the Development Plan or a new Development Plan.
- 14 84. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
- 15 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
- 16 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
- 17 annul an approval of the City, concerning Development Plan D-8-07. The City will
- 18 promptly notify the applicant of any such claim, action or proceeding against the City
- 19 and will cooperate fully in the defense. If the City fails to promptly notify the applicant
- 20 of any such claim action or proceeding or fails to cooperate fully in the defense, the
- 21 applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the
- 22 City.
- 23 85. All mechanical rooftop and ground equipment shall be screened from public view as
- 24 required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks,
- 25 mechanical equipment, screen and vents shall be painted with non-reflective paint to match
- 26 the roof. This information shall be shown on the building plans.
- 27 86. A letter of clearance from the affected school district in which the property is located
- 28 shall be provided as required by City policy at the time building permits are issued.
- 29 87. A trash enclosure must be provided as required by Chapter 13 of the City Code and shall
- also include additional space for storage and collection of recyclable materials per City

standards. Recycling is required by City Ordinance. The enclosures must be built in a flat, accessible location as determined by the City Engineer. The enclosures shall meet City standards including being constructed of concrete block, reinforced with rebar and filled with cement. A concrete slab must be poured with a berm on the inside of the enclosure to prevent the bin(s) from striking the block walls. The slab must extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set in front of the enclosure with solid metal gates. All driveways and service access areas must be designed to sustain the weight of a 50,000-pound service vehicle. Trash enclosures and driveways and service access areas shall be shown on both the improvement and landscape plans submitted to the City Engineer. The specifications shall be reviewed and approved by the City Engineer. The City's waste disposal contractor is required to access private property to service the trash enclosures, a service agreement must be signed by the property owner and shall remain in effect for the life of the project. All trash enclosures shall be designed to provide user access without the use and opening of the service doors for the bins. Trash enclosures shall have design features such as materials and trim similar to that of the rest of the project. This design shall be shown on the landscape plans and shall be approved by the City Planner.

88. A covenant or other recordable document approved by the City Attorney shall be prepared by the developer and recorded prior to issuance of building permits. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

89. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

90. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new

1 owner and or operator. This notification's provision shall run with the life of the project
2 and shall be recorded as a covenant on the property.

3 91. Failure to meet any conditions of approval for this development shall constitute a violation
4 of the Development Plan.

5 92. Unless expressly waived, all current zoning standards and City ordinances and policies in
6 effect at the time building permits are issued are required to be met by this project. The
7 approval of this project constitutes the applicant's agreement with all statements in the
8 Description and Justification Plan and other materials and information submitted with this
9 application, unless specifically waived by an adopted condition of approval.

10 93. Elevations, siding materials, colors, roofing materials and floor plans shall be
11 substantially the same as those approved by the Planning Commission. These shall be
12 shown on plans submitted to the Building Division and Planning Division for permit
13 plan check, and prior to issuance of any building permit.

14 **Water Utilities:**

15 94. The developer will be responsible for developing all water and sewer utilities necessary
16 to develop the property. Any relocation of water and/or sewer utilities is the
17 responsibility of the developer and shall be done by an approved licensed contractor at
18 the developer's expense.

19 95. The property owner will maintain private water and wastewater utilities located on
20 private property.

21 96. Water services and sewer laterals constructed in existing right-of-way locations are to be
22 constructed by approved and licensed contractors at developer's expense.

23 97. All Water and Wastewater construction shall conform to the most recent edition of the
24 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
25 the Water Utilities Director.

26 98. Prior to the approval of engineering design plans, all public water and/or sewer facilities
27 not located within the public right-of-way shall be provided with easements sized
28 according to the Water, Sewer, and Reclaimed Water Design and Construction Manual.
29 Easements shall be constructed for all weather access.

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99. Prior to the approval of engineering design plans, the off-site utilities shown are public and shall be identified as such, as well as their associated easements shall be dedicated and called out as public utility easements.

100. No trees, structures or building overhang shall be located within any water or wastewater utility easement.

101. Prior to the approval of engineering design plans, the developer shall construct a public reclamation water system that will serve each lot and or parcels that are located in the proposed project in accordance with the City of Oceanside Ordinance No. 91-15. The proposed reclamation water system shall be located in the public right-of-way or in a public utility easement.

102. Prior to the approval of engineering design plans, a separate irrigation meter and approved backflow prevention device is required and shall be displayed on the plans.

103. Prior to the approval of engineering design plans, an Inspection Manhole, described by the Water, Sewer, and Reclaimed Water Design and Construction Manual, shall be installed in each building sewer lateral and the location shall be called out on the approved Improvement Plans.

104. Prior to building permit issuance, Water and Wastewater Buy-in fees and the San Diego County Water Authority Fees are to be paid to the City and collected by the Water Utilities Department at the time of Building Permit issuance.

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1 **NCTD:**

2 105. Prior to the issuance of any building permits, all private improvement plans submitted for
3 review and approval by the City Engineer shall include the required (10) bicycle racks
4 requested by NCTD.

5 PASSED AND ADOPTED Resolution No. 2008-P20 on April 7, 2008 by the following
6 vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11 _____
12 Dennis Martinek, Chairman
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2008-P20.

19
20 Dated: April 7, 2008

1 PLANNING COMMISSION
2 RESOLUTION NO. 99- P56

3 A RESOLUTION OF THE PLANNING COMMISSION OF
4 THE CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 TENTATIVE MAP AND DEVELOPMENT PLAN, ON
6 CERTAIN REAL PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO'S: T-1-99, D-7-99
7 APPLICANT: Ocean Ranch
8 LOCATION: North side of Oceanside Boulevard, south of Mesa Drive,
west of the Rancho Del Oro Technology Park

9
10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 RESOLVE AS FOLLOWS:

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Tentative Map and Development Plan under
14 the provisions of Articles 13 and 43 of the Zoning Ordinance of the City of Oceanside to
15 permit the following:

16 a Master Development Plan Text for a 393-acre industrial project;
17
18 on certain real property described in the project description.

19 WHEREAS, the Planning Commission, after giving the required notice, did on the
20 13th day of September, 1999 conduct a duly advertised public hearing as prescribed by
21 law to consider said application.

22 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and
23 State Guidelines thereto a Mitigated Negative Declaration stating that if the mitigation
24 measures are applied there will not be a significant adverse impact upon the
25 environment.

26 WHEREAS, there is hereby imposed on the subject development project certain
27 fees, dedications, reservations and other exactions pursuant to state law and city
28 ordinance;

29 WHEREAS, pursuant to Govt. Code §66020(d)(1), NOTICE IS HEREBY GIVEN
that the project is subject to certain fees, dedications, reservations and other exactions
as provided below:

Description	Authority for Imposition	Current Estimate Fee or Calculation Formula
Drainage Fee	Ordinance No. 85-23 Resolution No. 89-231	Calculated by drainage basin. Drainage2A: \$9,575X108.36 (acres) Drainage 2B \$8,024X284.64 (acres)
Public Facility Fee	Ordinance No. 91-09 Resolution No. R91-39	\$.441 per square foot or \$441 per thousand square feet for commercial and industrial
School Facilities Mitigation Fee	Ordinance No. 91-34	\$.31 per square foot (non-residential)
Traffic Signal Fee	Ordinance No. 87-19	\$7.80 per trip
Thoroughfare and Bridge Fee	Ordinance No. 83-01	\$177 per trip
Water Connection Fees	Oceanside City Code §37.56.1 Resolution No. 87-96	Fee based on water meter size (These fees are under consideration to be increased.)
Sewer Connection Fees	Oceanside City Code § 29.11.1 Resolution No. 87-97	Based on equivalent dwelling units (edu) (These fees are under consideration to be increased.)
San Diego County Water Authority Capacity Fees	SDCWA Ordinance No. 99-2	As of Sept. 20, 1999, a 2" meter is \$9,729

WHEREAS, the current fees referenced above are merely fee amount estimates of the impact fees that would be required if due and payable under currently applicable ordinances and resolutions, presume the accuracy of relevant project information provided by the applicant, and are not necessarily the fee amount that will be owing when such fee becomes due and payable;

WHEREAS, unless otherwise provided by this resolution, all impact fees shall be calculated and collected at the time and in the manner provided in Chapter 32B of the

1 Oceanside City Code and the City expressly reserves the right to amend the fees and
2 fee calculations consistent with applicable law;

3 WHEREAS, the City expressly reserves the right to establish, modify or adjust
4 any fee, dedication, reservation or other exaction to the extent permitted and as
5 authorized by law;

6 WHEREAS, pursuant to Gov. Code §66020(d)(1), NOTICE IS FURTHER GIVEN
7 that the 90-day period to protest the imposition of any fee, dedication, reservation, or
8 other exaction described in this resolution begins on the effective date of this resolution
9 and any such protest must be in a manner that complies with Section 66020;

10 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution
11 becomes effective 10 days from its adoption in the absence of the filing of an appeal or
12 call for review;

13 WHEREAS, studies and investigations made by this Commission and in its behalf
14 reveal the following facts:

15 FINDINGS:

16 For the Tentative Map:

- 17 1. That the proposed map is consistent with the General Plan of the City or any
18 applicable specific plan or other applicable ordinance.
 - 19 -- The industrial map is consistent with the industrial Land Use designation.
20 The portion that is in Rancho Del Oro is in conformance with the size of
21 parcels in that project.
- 22 2. That the site is physically suitable for the type of development.
 - 23 -- The site is of gently rolling hills with few environmental constraints and is
24 located in the center of the city with adequate access and facilities and is
25 most appropriate for light industrial development.
- 26 3. That the design of the subdivision or the proposed improvements will not cause
27 substantial environmental damage or substantially and avoidable injure fish or
28 wildlife or their habitat.
 - 29 -- Mitigation measures are attached as a result of the environmental review
process to protect fish, wildlife and habitat areas.

1 4. That the design of the subdivision or the type of improvements will not conflict with
2 easements, acquired by the public at large, for access through the use of property
3 within the proposed subdivision.

4 -- All such public easements are protected by this project.

5 For the Development Plan:

6 1. That the site plan and physical design of the project as proposed is consistent
7 with the purposes of the Zoning Ordinance.

8 -- The site plan and design indicate a high quality industrial park which is
9 consistent with both the City's IL (Light Industrial) Zone and the Rancho
10 Del Oro Industrial Master Plan.

11 2. That the Development Plan as proposed conforms to the General Plan of the City.

12 -- The Development Plan Text proposes development standards that are
13 more restrictive than the City's Light Industrial General Plan category and
14 consistent with or more restrictive than the Rancho Del Oro Industrial
15 Master Plan.

16 3. That the area covered by the Development Plan can be adequately, reasonably
17 and conveniently served by existing and planned public services, utilities and
18 public facilities.

19 -- The Public Services have been planned and/or are available in the area.
20 Extensions to provide service on the site will be constructed by the
21 development.

22 4. That the project as proposed is compatible with existing and potential
23 development on adjoining properties or in the surrounding neighborhood.

24 -- The landscaping and site design requirements will provide for a visual
25 buffer to the north and appropriate transition with the Rancho Del Oro
26 Technology Park to the south and east of the site. Further the master plan
27 standards ensure appropriate development will occur adjacent to the El
28 Corazon site to the west.

29 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does
hereby APPROVE the Mitigated Negative Declaration and adopt the mitigation
measures provided therein, and APPROVE Tentative Map (T-1-99) and Development
Plan (D-7-99), subject to the following conditions:

1 Building:

- 2 1. Applicable Building Codes and Ordinances shall be based on the date of
3 submittal for Building Department plan check.
- 4 2. The granting of approval under this action shall in no way relieve the
5 applicant/project from compliance with all State and local building codes.
- 6 3. Site development, parking, access into buildings and building interiors shall
7 comply with C.C.R. Title 24, Part 2 (Disabled Access - Nonresidential buildings -
8 D.S.A.).
- 9 4. Any application for a Building Permit in this project will not be accepted until plans
10 indicate that they have been prepared by a licensed design professional (Architect
11 or Engineer). The design professional's name, address, phone number, State
12 license number and expiration date shall be printed in the title block of the plans.
- 13 5. All electrical, communication, CATV, etc. service lines, within the exterior lines of
14 the property shall be underground (City Code Sec. 6.30).
- 15 6. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution
16 Ordinance) and shall be shielded appropriately. Where color rendition is
17 important high-pressure sodium, metal halide or other such lights may be utilized
18 and shall be shown on final building and electrical plans. In addition, all lighting
19 showcasing building architecture shall be shown on the above noted plans.

17 Engineering:

- 18 7. Vehicular access rights to Oceanside Boulevard and Ranch Del Oro shall be
19 relinquished to the City from all abutting lots. Except for approved driveway
20 openings, vehicular access rights to all other streets shall be relinquished from all
21 abutting lots.
- 22 8. All street dedications, right-of-way alignments, widths, and exact geometrics shall
23 be dedicated and improved as required by the City Engineer. The exact
24 alignment, width and design of all median islands, turning lanes, travel lanes,
25 driveways, striping, and all other traffic control devices and measures, including
26 turnouts, bike lanes, and width/length transitions, shall be approved by the City
27 Engineer at the time of final design.
- 28 9. Prior to approval of the final map or any increment, all improvement requirements,
29 within such increment or outside of it if required by the City Engineer, shall be
covered by a subdivision agreement and secured with sufficient improvement
securities or bonds guaranteeing performance and payment for labor and
materials, setting of monuments, and warranty against defective materials and
workmanship.

- 1 10. The tract may be developed in phases. A construction-phasing plan for the
2 construction of all on-site and off-site public and private improvements shall be
3 reviewed and approved by the City Engineer prior to the recordation of the final
4 map.
- 5 11. Multiple final maps may be filed prior to the expiration of the tentative map.
- 6 12. The City Engineer shall require the dedication and construction of necessary
7 utilities, streets and other improvements outside the area of any particular final
8 map, if such is needed for circulation, parking, access or for the welfare or safety
9 of future occupants of the development. The boundaries of any multiple final map
10 increment shall be subject to the approval of the City Engineer.
- 11 13. Where proposed off-site improvements, including but not limited to slopes, public
12 utility facilities, and drainage facilities, are to be constructed, the applicant shall, at
13 his own expense, obtain all necessary easements or other interests in real
14 property and shall dedicate the same to the City as required. The applicant shall
15 provide documentary proof satisfactory to the City that such easements or other
16 interest in real property have been obtained prior to the approval of the final map.
17 Additionally, the City, may at its sole discretion, require that the applicant obtain at
18 his sole expense a title policy insuring the necessary title for the easement or
19 other interest in real property to have vested with the City of Oceanside or the
20 applicant, as applicable.
- 21 14. Pursuant to the State Map Act, improvements shall be required at the time of
22 development. A covenant, reviewed and approved by the City Attorney, shall be
23 recorded attesting to these improvement conditions and a certificate setting forth
24 the recordation shall be placed on the map.
- 25 15. The developer shall provide public street dedication as required to serve the
26 property.
- 27 16. Open space areas and down slope areas visible from a collector-level or above
28 roadway, shall either be maintained by the property owner, homeowners'
29 association or other method that will insure installation and maintenance of
landscaping in perpetuity. These areas shall be indicated on the final map and
either reserved for an association or other means, as applicable. If these areas
are association-maintained, then the maintenance responsibilities shall be set
forth in the recorded CC&R's. In either case, future buyers shall be made aware
of any estimated monthly costs. The disclosure, together with the CC&R's, shall
be submitted to the City Engineer for review prior to the recordation of final map.
17. The developer shall monitor, supervise and control all construction and
construction-supportive activities, so as to prevent these activities from causing a
public nuisance, including but not limited to, insuring strict adherence to the
following:

- 1 a) Removal of dirt, debris and other construction material deposited on any
2 public street no later than the end of each working day.
- 3 b) All building and construction operations, activities and deliveries shall be
4 restricted to Monday through Friday, from 7:00 A.M. to 6:00 P.M., unless
5 otherwise extended by the City.
- 6 c) The construction site shall accommodate the parking of all motor vehicles
7 used by persons working at or providing deliveries to the site.

8 Violation of any condition, restriction or prohibition set forth in this resolution shall
9 subject the development plan to further review by the Planning Commission. This
10 review may include revocation of the development plan, imposition of additional
11 conditions and any other remedial action authorized by law.

12 18. All traffic signal contributions, highway thoroughfare fees, park fees,
13 reimbursements, and other applicable charges, fees and deposits shall be paid
14 prior to the issuing of any building permits, in accordance with City Ordinances
15 and policies. The subdivider shall also be required to join into, contribute, or
16 participate in any improvement, lighting, or other special district affecting or
17 affected by this project. Approval of the tentative map shall constitute the
18 developer's approval of such payments, and his agreement to pay for any other
19 similar assessments or charges in effect when any increment is submitted for final
20 map or building permit approval, and to join, contribute, and/or participate in such
21 districts.

22 19. The developer shall pay traffic signal fees as required by the City's Traffic Signal
23 Fee Ordinance, thoroughfare fees as required by the City's Thoroughfare Fee
24 Ordinance, and drainage fees as required by the City's Drainage Fee Ordinance.

25 20. Design and construction of all improvements shall be in accordance with standard
26 plans, specifications of the City of Oceanside and subject to approval by the City
27 Engineer.

28 21. Prior to City Council's approval of the first final map, a phasing plan for the
29 construction of public and private improvements shall be reviewed and approved
by the City Engineer.

30 22. All streets shall be improved with concrete curbs and gutters, street lights, 5 foot
wide sidewalks and pavement, providing a parkway width of at least 10 feet,
except where turnouts are provided and unless altered by the City Engineer.

31 23. Curb return radii shall be 35 feet at the intersections of Oceanside Boulevard and
Via Rancho Road, Via Rancho Road and Avenida De La Plata, Ocean Ranch
Road and Rancho Del Oro Road, Ocean Ranch Road and Via Rancho Road,
Ocean Ranch Road and Old Grove Road. All other curb return radii in the project
shall be a minimum of 25 feet.

- 1
- 2 24. Curb radii at cul-de-sac turnarounds shall be at least 40 feet with minimum 50-foot
- 3 radii at right-of-way lines.
- 4 25. Pavement sections for all streets, alleys, driveways and parking areas shall be
- 5 based upon approved soil tests and traffic indices. The pavement design is to be
- 6 prepared by the subdivider's soil engineer and must be approved by the City
- 7 Engineer, prior to paving.
- 8 26. Raised landscaped concrete medians on shall be constructed as determined by
- 9 the City Engineer. A raised landscaped concrete median shall be constructed on
- 10 Oceanside Boulevard.
- 11 27. All streets shall be improved with street name signs and traffic control devices, as
- 12 directed by the City Engineer.
- 13 28. Sight distance requirements at all street intersections shall conform to the
- 14 intersection sight distance criteria as provided by the California Department of
- 15 Transportation Highway Design Manual.
- 16 29. Traffic control during the construction of streets, which have been opened to
- 17 public travel, shall be in accordance with construction signing, marking and other
- 18 protection as required by the CalTrans Traffic Manual. Traffic control during
- 19 construction adjacent to or within all public streets must also meet CalTrans
- 20 standards.
- 21 30. A traffic control plan shall be submitted to and approved by the City Engineer prior
- 22 to the start of work within open City rights-of-way.
- 23 31. Any broken pavement, concrete curb, gutter or sidewalk or any damaged during
- 24 construction of the project, shall be repaired or replaced as directed by the City
- 25 Engineer.
- 26 32. Bus turnouts and shelters shall be constructed on Oceanside Boulevard, Via
- 27 Rancho Road, Rancho Del Oro Road, and Ocean Ranch Road in accordance
- 28 with the City Engineer and North County Transit District requirements. Additional
- 29 right-of-way may be required to accommodate the required turnouts.
- 30 33. The entire project shall be served with a complete water system adequate enough
- 31 for fire protection (including hydrants), domestic supply and landscaping. The
- 32 main lines shall be City-owned and appropriate easements shall be provided.
- 33 The sewer system to serve the tract shall be designed and constructed to City
- 34 standards. All other utilities to serve the project, including electrical, telephone,
- 35 and cable TV, shall be constructed underground.
- 36 34. All connections to existing City water mains are to be made with new materials.
- 37 New materials include the replacement and/or upgrade of all existing fittings with

1 new tees or new crosses, as applicable, and the installation of a new valve on
2 each branch.

3 35. All existing overhead utility lines either transversing the project or immediately
4 adjacent thereto, and all new extension services for the development of the
5 project, including but not limited to, electrical, cable and telephone, shall be
6 constructed underground in accordance with the City Subdivision Ordinance.

7 36. Streetlights shall be installed on all streets in the project. The system shall be
8 designed and secured prior to the recordation of a final map. The subdivider shall
9 pay all applicable fees, energy charges, and/or assessments associated with City-
10 owned (LS-2 rate schedule) street lights and shall also agree to be included in the
11 Citywide street lighting district.

12 37. The developer shall comply with all the provisions of the City's cable television
13 ordinances including those relating to notification as required by the City
14 Engineer.

15 38. The developer shall install 3 inch PVC conduit, together with interconnect conduit
16 and pull-boxes at 200 feet intervals for future signal interconnect cable along
17 Oceanside Boulevard and Rancho del Oro Road.

18 39. On-site grading design and construction shall be in accordance with the City's
19 current Grading Ordinance.

20 40. Grading and drainage facilities shall be designed to adequately accommodate the
21 local storm water runoff and shall be in accordance with the City's Engineers
22 Manual and as directed by the City Engineer.

23 41. The applicant shall obtain any necessary permits and clearances from the U. S.
24 Army Corps of Engineers, California Department of Fish & Game, U. S. Fish and
25 Wildlife Service and/or San Diego Regional Water Quality Control Board
26 (including NPDES), San Diego County Health Department, prior to the issuance
27 of applicable grading permits.

28 42. Prior to any grading of any part of the tract or project, a comprehensive soils and
29 geologic investigation shall be conducted of the soils, slopes, and formations in
the project. All necessary measures shall be taken and implemented to assure
slope stability, erosion control, and soil integrity. No grading shall occur until a
detailed grading plan, to be prepared in accordance with the Grading Ordinance
and Zoning Ordinance, is approved by the City Engineer.

43. The applicant shall implement adequate erosion control measures for the site at
the completion of each phase of grading. This shall include, at a minimum, either
jute matting, an organic soil binder with a non-irrigated hydro-seed mix or final
landscaping with irrigation on all disturbed areas, as directed by the City Engineer.

- 1 44. This project shall provide year-round erosion control. Prior to the issuance of
2 grading permit, an erosion control plan, designed for all proposed stages of
3 construction, shall be reviewed, secured by the applicant with cash securities and
4 approved by the City Engineer.
- 5 45. A Precise Grading and Private Improvement Plan shall be prepared, reviewed,
6 secured and approved prior to the issuance of any building permits. The plan
7 shall reflect all pavement, flatwork, landscaped areas, special surfaces, curbs,
8 gutters, medians, striping, signage, footprints of all structures, walls, drainage
9 devices and utility services. Parking lot striping shall be shown on all Precise
10 Grading and Private Improvement Plans.
- 11 46. Landscaping plans, including plans for the construction of walls, fences or other
12 structures at or near intersections, must conform to intersection sight distance
13 requirements. Landscape and irrigation plans for disturbed areas must be
14 submitted to the City Engineer prior to the issuance of a preliminary grading
15 permit and approved by the City Engineer prior to the issuance of building
16 permits. Project fences, sound or privacy walls and monument entry walls/signs
17 shall be designed, reviewed and constructed by the landscape plans and shown
18 for location only on grading plans. Retaining walls that are plantable or segmental
19 walls shall be designed, reviewed and constructed by the grading plans. The
20 landscape requirements shall be shown on the project landscape plans. All plans
21 must be approved by the City Engineer and a pre-construction meeting held, prior
22 to the start of any improvements.
- 23 47. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site
24 and disposed of in accordance with all state and federal requirements, prior to
25 stormwater discharge either off-site or into the City drainage system.
- 26 48. Development shall be in accordance with City Floodplain Management
27 Regulations, City Stormwater Management and Discharge Regulations.
- 28 49. All storm drain systems shall be designed and installed to the satisfaction of the
29 City Engineer. All public storm drains shall be shown on City standard plan and
profile sheets. All storm drain easements shall be dedicated where required. The
applicant shall be responsible for obtaining any off-site easements for storm
drainage facilities.
50. Storm drain facilities shall be designed and located such that the inside travel
lanes on Oceanside Boulevard and Rancho Del Oro Road shall be passable
during conditions of a 100-year frequency storm.
51. All drainage picked up in an underground system shall remain underground until it
is discharged into an approved channel, or as otherwise approved by the City
Engineer.

1 52. The drainage design on the tentative map is conceptual only. The final design
2 shall be based upon a hydrologic/hydraulic study to be approved by the City
3 Engineer during final engineering plan review.

4 53. A minimum forty-two-inch high black vinyl clad chain link fence or equivalent
5 barrier, approved by the City Engineer, shall be provided at the top of all slopes
6 whose height exceeds twenty feet or where the slope exceeds four feet and is
7 adjacent to a major street or state highway.

8 54. A sidewalk shall be installed from Rancho Del Oro Road to Avenida Del Oro along
9 the north side of Oceanside Boulevard. The portion of this sidewalk that is off-site
10 shall be constructed in order to meet the requirements of the Federal ADA
11 Program.

12 55. The applicant shall dedicate a roadway alignment easterly of Corporate Center
13 Drive for possible future connection to Unit 2 of the Rancho Del Oro Technology
14 Park prior to or concurrently with any development activity in Phase 4 (Lots 19,20
15 and 21 of the Tentative Map). If required by the City Engineer and the Planning
16 Director, the applicant shall also prepare all necessary environmental studies and
17 analysis to evaluate the possible future connection of Corporate Center Drive
18 easterly through Unit 2 of the Rancho Del Oro Technology Park to a connection
19 with Avenida de Oro and Old Grove Road.

20 56. Based upon the traffic study for Ocean Ranch, the following improvements are
21 necessary to mitigate the project impacts. Additional right-of-way may need to be
22 acquired by the developer to enable improvements:

23 **The following traffic improvements shall be designed and secured with the
24 first final map for the project and shall be under construction concurrent
25 with any construction related to Phase 1 Final Map of the project and shall
26 be completed prior to occupancy of any units within Phase 1 Final Map of
27 the project.**

28 INTERSECTION IMPROVEMENTS:

29 Avenida De La Plata/Avenida Del Oro

57. Modify traffic signal equipment, underground cable and wiring to provide for fully
8-phase operation with exclusive left-turn phasing.

Avenida De La Plata/Corporate Centre

58. Intersection to be improved to provide for a 12-foot wide westbound right turn lane
and stop control for the westbound direction.

Oceanside Boulevard/Corporate Centre

1 59. Construct new north-leg of intersection to provide the following and construct a
2 new traffic signal, underground conduit, cables and wires and provide new
3 interconnect Passer II-90 timing plans and input data for AM, Midday, PM, and
4 Off-peak periods for Oceanside Boulevard system. Provide new 3-inch -
interconnect conduit and 12 pair communication cable between Oceanside
Boulevard and Ocean Ranch Road on Corporate Centre:

5 Southbound: 2-12-foot wide left-turn lanes with 165 feet of storage length.
6 1-12-foot wide right-turn lane with 300 feet of storage length.
7 1-5-foot wide bicycle lane.

8 Northbound: 2-12-foot wide lanes from Oceanside Boulevard to Avenida De La
9 Plata
10 1-5-foot wide bicycle lane.

11 ROAD SEGMENTS:

12 Corporate Centre – Oceanside Boulevard to the final map for Phase 1 boundary

13 60. Construct new Corporate Centre to Industrial Collector Street standards per the
14 RDO Specific Plan.

15 **The following traffic improvements shall be designed and secured with the**
16 **second final map for the project and shall be under construction concurrent**
17 **with the final map for Phase 2 of the project and shall be completed prior to**
occupancy of any units within the final map for Phase 2 of the project.

18 INTERSECTION IMPROVEMENTS:

19 Oceanside Boulevard/College Boulevard

20 61. Widen northbound College Boulevard approach to provide for 3rd through lane,
21 12 feet wide, starting at Olive Drive.

22 62. Widen southbound College Boulevard to provide for 3rd through lane, 12 feet
23 wide, from Avenida De La Plata to Olive Drive. Widening to accommodate one
24 12-foot through lane, plus one 12-foot right turn lane and one 8-foot bike lane.

25 63. Widen eastbound Oceanside Boulevard to provide for 3rd through lane, 12 feet
26 wide, starting from 300 feet west of College Boulevard. Widening to
accommodate existing exclusive right-turn lane.

27 64. Modify all traffic signal equipment and necessary underground conduit, cables
28 and wiring. Provide revised timing plans and new Passer II-90 computer model
29 runs for each system along Oceanside Boulevard and along College Boulevard
including all intersections in its system for AM, Midday, PM, and Off-peak
periods.

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ROAD SEGMENTS:

College Boulevard – Olive Drive to Thunder Drive

65. Widen roadway by 12 feet to provide for one additional lane southbound between Olive Drive to Thunder Drive and provide for bus turnouts at existing bus stops.

Corporate Centre – Oceanside Boulevard to Ocean Ranch Road

66. Construct new Corporate Centre to Industrial Collector Street standards per the RDO Specific Plan.

The following traffic improvements shall be designed and secured with the third final map for the project and shall be under construction concurrent with any construction of the final map for Phase 3 of the project and shall be completed prior to occupancy of any units within the final map for Phase 3 of the project.

INTERSECTION IMPROVEMENTS:

Oceanside Boulevard/El Camino Real

67. Widen northbound El Camino Real to provide for 3rd through lane, 12 feet wide, starting at railroad tracks and ending north of Oceanside Boulevard at the top of grade. Widening to accommodate existing exclusive right-turn lane. Overlap of northbound right turn phase is not permitted due to proximity of Fire Station driveway and lack of sight distance to driveway.

68. Widen eastbound and westbound Oceanside Boulevard to provide for an additional 12-foot left turn lane.

69. Modify all traffic signal equipment and necessary underground conduit, cables and wiring. Provide revised timing plans and new Passer II-90 computer model runs for each system along Oceanside Boulevard and along El Camino Real including all intersections in its system for AM, Midday, PM, and Off-peak periods.

Vista Way/El Camino Real

70. Provide for northbound overlap right-turn phasing and all necessary wiring, equipment and signal timing plans.

1 Rancho Del Oro/Oceanside Boulevard

2 71. Modify traffic signal equipment, underground conduit, cables and wires and
3 provide new interconnect Passer II-90 timing plans and input data for AM, Midday,
4 PM, and Off-peak periods. Provide new 3-inch - interconnect conduit and 12 pair
5 communication cable between Oceanside Boulevard and Mesa Drive.

6 72. Widen Oceanside Boulevard and Construct 2-12-foot wide eastbound left-turn
lanes with 300 feet of storage length.

7 73. Construct north leg to provide the following:

8 Southbound: 2-12-foot wide through lanes.

9 1-12-foot wide right-turn lane with 300 feet of storage length.

10 2-12-foot wide left-turn lanes with 200 feet of storage length/4'
median.

11 1-5-foot wide bicycle lane adjacent to the right-turn lane.

12 Northbound: 2-12-foot wide through-lanes from Oceanside Boulevard to Mesa
Drive.

13 1-8-foot wide bicycle lane from Oceanside Boulevard to Mesa Drive.

14 *Widen south leg to provide for adequate lane alignments

15 Rancho Del Oro Drive/Ocean Ranch Road

16 74. Construct new intersection to provide the following and construct a new traffic
17 signal, underground conduit, cables and wires and provide new interconnect
18 Passer II-90 timing plans and input data for AM, Midday, PM, and Off-peak
19 periods for Rancho Del Oro system. Provide new 3-inch - interconnect conduit
and 12 pair communication cable between Oceanside Boulevard and Mesa Drive
on Rancho Del Oro Drive:

20 Southbound: 2-12-foot wide left-turn lanes with 276 feet of storage length.

21 2-12-foot wide through lanes from Oceanside Blvd to Mesa Drive.

22 1-8-foot wide bicycle lane.

23 Northbound: 2-12-foot wide through lanes from Oceanside Boulevard to
Mesa Drive.

24 1-12-foot wide right-turn lane with 500 feet of storage length.

25 1-5-foot wide bicycle lane adjacent to right-turn lane.

26 Westbound: 2-12-foot wide left-turn lanes with 550 feet of storage length.

27 1-12-foot wide right-turn lane with 522 feet of storage length.

28 1-5-foot wide bicycle lane.

29 Vista Way/Rancho Del Oro Drive

1 75. Widen Vista Way to provide for additional 12-foot wide eastbound left-turn lane
2 with 200 feet of storage length. Modify traffic signal equipment, underground
3 conduit, cables and wires.
4

5 ROAD SEGMENTS:

6 Rancho Del Oro Drive – Oceanside Boulevard to Mesa Drive

7 76. Construct new Rancho Del Oro Drive to a full-width 4-lane Major Arterial at 100'
8 right-of-way and 80' curb-to-curb within the project and construct 1-12-foot lane
9 each direction with 8-foot bicycle lane for off-site improvements between
10 Oceanside Boulevard and Mesa Drive.

11 **The following traffic improvements shall be designed and secured with the**
12 **fourth final map for the project and shall be under construction concurrent**
13 **with any construction of the final map for Phase 4 of the project and shall be**
14 **completed prior to occupancy of any units within the final map for Phase 4**
15 **of the project.**

14 INTERSECTION IMPROVEMENTS:

15 College Boulevard/Old Grove Road

16 77. Install 3-inch- interconnect conduit and 12 pair communication cable on Old
17 Grove Road between Mesa Drive and College Boulevard along with Passer II-90
18 coordinated timing plans for AM, Midday, PM and Off-peak periods:

- 19 a) Widen northbound College Boulevard to provide for 2-12-foot wide, left-
20 turn lanes, with 285 feet of storage per lane.
- 21 b) Construct new west leg of intersection to provide for 1-12-foot wide
22 eastbound left-turn lane with 260 feet of storage length, 1-12-foot wide
23 eastbound through-lane and 1-12-foot wide eastbound right-turn lane with
24 300 feet of storage length.

24 Old Grove Road/Ocean Ranch Road

25 78. Construct new intersection to provide for the following including new traffic signal,
26 3-inch- interconnect conduit and 12 pair communication cable on Old Grove Road
27 between Mesa Drive and College Boulevard along with Passer II-90 coordinated
28 timing plans for AM, Midday, PM and Off-peak periods:

29 Northbound: 2-12-foot wide left turn lanes, with 290' storage length
2-12-foot wide through lanes with 300' storage length
1-5-foot wide bicycle lane

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2 Southbound: 1-12-foot wide right-turn lane, starting at south of Mesa Drive
3 2-12-foot wide through lanes, starting at Mesa Drive to 300 ft. south
4 of Ocean Ranch Road.

5 Eastbound: 2-12-foot wide left-turn lanes, with 320' storage length
6 1-12-foot wide right-turn lane, with 300' storage length and to
7 provide overlap phase.

8 Old Grove Road/Mesa Drive

9 79. Construct new south-leg of intersection to provide the following and modify traffic
10 signal equipment, underground conduit, cables and wires and provide new
11 interconnect Passer II-90 timing plans and input data for AM, Midday, PM, and
12 Off-peak periods. Provide new 3-inch - interconnect conduit and 12 pair
13 communication cable between Mesa Drive and College Boulevard on Old Grove
14 Road:

15 Southbound: 2-12-foot wide through lanes from Mesa Drive to Ocean Ranch
16 Road.

17 1-12-foot wide right-turn lane from Mesa Drive to Ocean Ranch
18 Road.

19 1-5-foot wide bicycle lane from Mesa Drive to Ocean Ranch Road.

20 Northbound: 2-12-foot wide left-turn lanes with 292 feet of storage length.
21 2-12-foot wide through-lanes from Ocean Ranch Road to Mesa
22 Drive.

23 1-12-foot wide right-turn lane with 200 feet of storage length.

24 1-5-foot wide bicycle lane from Ocean Ranch Road to Mesa Drive.

25 Mesa Drive/Project Driveway

26 80. Construct new south leg to provide the following and construct a new traffic signal,
27 underground conduit, cables and wires and provide new interconnect Passer II-90
28 timing plans and input data for AM, Midday, PM, and Off-peak periods for Mesa
29 Drive system. Provide new 3-inch – interconnect conduit and 12 pair
communication cable between College Boulevard and Project Driveway:

Northbound: 1-12-foot wide left-turn lane and 1- 12-foot wide right-turn lane.

Westbound: 2-12-foot wide left-turn lanes with 150 feet of storage length.

Eastbound: 1-12-foot wide right-turn lane with 180 feet of storage length.

ROAD SEGMENTS:

1 College Boulevard – Old Grove Road to Olive Drive

2 81. Widen southbound roadway between Olive Drive and Thunder by 12 feet to
3 provide for one additional through lane each direction and provide bus turnouts at
4 existing bus stops.

5 Old Grove Road – Mesa Drive to College Boulevard

6 82. Along project frontage, Old Grove Road shall be constructed to provide for full-
7 improvements on one-half width plus 12 feet per the City's Secondary Arterial
8 street design standards of 84' right-of-way and 64' curb-to-curb except at
intersections where additional width is necessary for turn lanes.

9 Environmental Mitigation Measures

10 83. All newly graded or brushed areas, including the areas proposed for off-site
11 grading shall be hydroseeded with a temporary, erosion control plant mix by
12 October 15, or within 40 days from completion of grading activities.

13 84. Prior to the issuance of grading permits, an erosion control plan shall be
14 developed and approved by the City Engineer and the Planning Director. A
15 qualified landscape architect shall oversee the installation of erosion control
measures in accordance with the approved erosion control plan.

16 85. Prior to the issuance of any future grading permit for individual sites, a detailed
17 landscape plan shall be developed and approved by the City Engineer and the
18 Planning Director. The applicant shall post a bond with the City of Oceanside to
19 ensure implementation of the landscape plan. A qualified landscape architect
shall oversee landscape installation in accordance with approved landscape
plans.

20 86. Site improvement plans shall demonstrate compliance with the City of
21 Oceanside Light Pollution Ordinance. At a minimum, the following standards
22 shall be incorporated into the lighting plans:

- 23 a) All exterior lighting shall emit less than 4,050 lumens per fixture;
- 24 b) Lighting for decorative purposes, including building façade and landscape
25 lighting, shall be turned off between 10:00 p.m. and sunrise; and
- 26 c) All lighting, including parking areas, security lighting behind industrial
27 buildings and loading docks, shall be directed and shielded.

28 87. The City of Oceanside Engineering Department shall review the grading plans
29 for tentative tract maps. All measures necessary to control short-term
construction-related air quality impacts shall be made conditions of approval of
the grading plan.

1
2 88. The City and the contractor shall develop a dust abatement and construction
3 management plan.

4 89. All project contractors shall implement a program of construction dust control
5 sufficient to meet the requirements of the San Diego Air Pollution Control
6 District (APCD). The program shall include:

7 a) Sufficient water shall be applied to all major soil disturbance areas to
8 maintain adequate soil moisture in the upper soil stratum to prevent the
9 formation of a visible dust clouds beyond the project boundary. Other
10 equally effective dust control measures shall be used if drought
11 conditions limit water availability.

12 b) Street sweeping shall be performed daily at the conclusion of each
13 workday up to a distance of 250 feet in either direction of any
14 construction site entrance from an publicly traveled roadway.

15 c) All trucks shall be washed off as they leave the site and any trucks
16 hauling dirt away from the site shall be wet down or covered with a tarp.

17 d) Landscaping shall be established on graded areas within 90 days of the
18 completion of grading, or hydroseed with a native plant mix as an interim
19 ground cover, to minimize wind erosion. Irrigate as necessary to sustain
20 ground cover.

21 e) All grading, excavation and travel on unpaved surfaces shall be
22 terminated when hourly average wind speeds exceed 30 miles per hour.
23 Wind speeds shall be monitored with an on-site wind sensor mounted in
24 an unobstructed location.

25 90. All major construction contractors shall implement a traffic management
26 program to reduce the number of employee or material delivery trips and to
27 minimize conflict with regional transportation patterns.

28 91. The loss of 3.15 acres of California gnatcatcher occupied coastal scrub habitat
29 (2.83 acres of coastal sage scrub, 0.32 acre of disturbed coastal sage scrub), in a
non-core area (i.e. non-core biological area or non-core habitat preservation
area), shall be mitigated at a 2:1 ratio (6.30 acres). This may take the form of off-
site purchase and dedication to open space of coastal sage scrub,, purchase of
mitigation credits at a USFWS/CDFG-approved mitigation bank, on-site
revegetation of coastal sage scrub, off-site revegetation or any combination
thereof.

92. A Section 10a or Section 7 take permit must be obtained from the USFWS
pursuant to the Endangered Species Act, or an incidental Take Permit issued by
the City of Oceanside once the City's Subarea Plan is completed.

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- 2 93. The loss of 1.74 acres of Valley needlegrass grassland shall be mitigated at a 1
- 3 to 1 ratio (1.74 acres). This may take the form of off-site purchase and
- 4 dedication to open space of Valley needlegrass grassland, purchase of
- 5 mitigation credits at an USFWS/CDFG-approved mitigation bank, on-site Valley
- 6 needlegrass grassland revegetation, off-site revegetation or any combination
- 7 thereof.
- 8 94. The loss of 0.42 acre of wetlands and waters of the U.S. (0.02 mulefat scrub
- 9 and 0.40 acre of waters of the U.S.) shall be mitigated at a 3 to 1 ratio adjacent
- 10 to an existing revegetation area, the tributary to Loma Alta Creek, on-site or any
- 11 combination thereof. This may take the form of revegetation and /or restoration
- 12 of wetland habitat.
- 13 95. The project applicants shall be required to comply with appropriate seismic
- 14 design criteria relative to ground shaking in accordance with the Uniform
- 15 Building Code (UBC).
- 16 96. Should the east-west trending fault or the two northeasterly trending minor fault
- 17 shear joints be encountered on-site during grading, they shall be evaluated to
- 18 determine the extent of their activity level and their potential to impact on-site
- 19 improvements.
- 20 97. Site grading and development shall be consistent with the recommendations in
- 21 Sections 6.0 through 11.0 of the Preliminary Geotechnical Study.
- 22 98. Prior to the placement of compact fill, the landslides located at PSE-3 and
- 23 TPSE-26 shall be removed.
- 24 99. Unless an acceptable alternative is approved by the City Engineer, a perimeter
- 25 shear key shall be constructed along the northern perimeter daylight cut limit as
- 26 shown on Plate 1 and depicted in cross sections O-O-foot, P-P-foot and Y-Y-
- 27 foot on Plates 4 and 5 in the Preliminary Geotechnical Study.
- 28 100. A landslide shear key shall be constructed through the landslide at PSE-7 as
- 29 shown on Plate 1 and depicted in cross-sections W-W-foot and X-X-foot on
- Plate 5 in the Preliminary Geotechnical Study.
101. Site grading shall comply with the remedial grading recommendations presented
- in Sections 6.1.2 and 6.2 of the Preliminary Geotechnical Study.
102. All cut slopes shall be evaluated during grading for adverse geologic conditions.
103. Unless an acceptable alternative is approved by the City Engineer, stabilization
- fills with back drains shall be installed for proposed cut slopes as shown on
- Plates 1 and 2 of the Preliminary Geotechnical Study.

- 1 104. Site grading and development shall comply with the stabilization fills
2 recommendations in Section 9.1.1 of the Preliminary Geotechnical Study.
- 3 105. An Erosion Control Plan shall be developed by an expert, as recognized by the
4 City of Oceanside, prior to the issuance of grading permits. Areas shall be
5 hydroseeded with temporary erosion control plantings. All permanent
6 manufactured slopes shall be landscaped and irrigated, as appropriate. All
7 landscaping shall occur within 40 days of completion of grading activities.
- 8 106. The inherent characteristics of compressibility and shrinkage of the non-suitable
9 materials shall be remediated by removal and recompaction, or by removal and
10 placement in deeper fills.
- 11 107. Adherence to standard engineering practices and recommendations made in
12 the Preliminary Geotechnical Study and Hydrology and Preliminary Hydraulics
13 Study reports. These practices and recommendations shall be included in the
14 grading plan, and include remedial grading, construction of stability fills,
15 construction of buttress fills, slope lay back to a minimum or a defined
16 inclination, and incorporation of existing structures and drainage requirements.
- 17 108. Prior to the issuance of any grading permits, a detailed erosion control plan
18 shall be concurred with and approved by the City Engineer, in accordance with
19 the City of Oceanside Grading Ordinance.
- 20 109. Prior to the issuance of grading permits, a Notice of Intent shall be submitted to
21 the State Water Resources Control Board (SWRCB) and a Storm Water
22 Pollution Prevention Plan (SWPPP) shall be developed and implemented on-
23 site in compliance with the California General Construction Activity Storm Water
24 Permit, as required by the National Pollutant Discharge Elimination System
25 (NPDES) regulations.
- 26 110. To protect water quality in Loma Alta Creek, the following mitigation measures
27 shall be implemented:
- 28 a) Material and waste Best Management Practices (BMPs) during site
29 grading and construction shall be strictly enforced.
 - b) A water quality management plan shall be prepared that addresses
potential water pollutant issues for the proposed project site and related
areas. The report shall be prepared prior to the issuance of any grading
permits.
 - c) Permanent structural BMPs, such as infiltration trenches, fossil filters
and/or water separators, shall be installed and maintained at all on-site
storm drain inlets.

1 d) Non-structural post-construction BMPs, such as a public education
2 program (providing signage at all drainage inlets prohibiting dumping of
3 any kind) shall be implemented.

4 111. Storm drain improvements shall be installed in conformance with the Ocean
5 Ranch Ultimate Condition Hydrology Map.

6 112. Curb opening sump inlets shall be installed to intercept drainage from the
7 parking lot improvements, as shown on the Ocean Ranch Ultimate Conditions
8 Hydrology Map.

9 113. Off-site storm drain improvements, including improvements to the existing
10 culvert shall be installed in conformance with the Ocean Ranch Ultimate
11 Condition Hydrology Map.

12 114. The City of Oceanside Noise Ordinance allows construction activities between
13 the hours of 700 a.m. to 6:00 p.m., Monday through Friday, with construction
14 allowed on Saturday with prior approval from the City Engineer. Because
15 construction noise may still be intrusive in the evening or on holidays, the
16 ordinance also prohibits "any disturbing, excessive or offensive noise which
17 causes discomfort or annoyance to reasonable persons of normal sensibility."

18 115. All future grading and construction activities shall utilize the latest technology for
19 quiet equipment. All on-site construction staging areas shall be as far as
20 possible (minimum 300 feet) from the closest residences.

21 Fire:

22 116. All open areas that are not identified for the protection of biological resources,
23 shall be landscaped with approved fire retardant/anti-erosion type plants with an
24 approved permanent irrigation system and maintenance program.

25 117. Fire flow shall be determined at the time of building application.

26 118. Fire hydrants shall be 2 ½" by 2 ½ by 4 ".

27 119. Plans shall be submitted to the Fire Prevention Bureau

28 120. All existing fire hydrants within 400 feet of the project shall be shown on the any
29 plot plan.

121. Fire hydrants are required on roads at a maximum of 300 feet between hydrants.

Planning:

1 122. This Tentative Map and Master Development Plan shall expire on September 13,
2 2001, unless implemented or a time extension is granted by the Planning
3 Commission.

4 123. All projects developed within this industrial park shall be developed using the
5 criteria and requirements of the Ocean Ranch Industrial Park Master
6 Development Plan text or the Rancho del Oro Industrial Park Master Plan as
7 appropriate. Development Plans or Administrative Development Plans are
8 required of each proposal in conformance with the City of Oceanside Zoning
9 Ordinance.

10 124. This project shall establish the Ocean Ranch Association Board and Conditions,
11 Covenants and Restrictions (CC&R's) shall be prepared. The CC&R's shall
12 provide for the common use and maintenance of all common open space,
13 medians and commonly owned fences and walls and adjacent parkways. Any
14 necessary relationships with the Rancho Del Oro Association shall be addressed
15 in the CC&R's. The maintenance shall include normal care and irrigation of
16 landscaping, repair and replacement of plant material and irrigation systems as
17 necessary; and general cleanup of the landscaped and open area, parking lots
18 and walkways. The CC&R's shall include the requirements of the Ocean Ranch
19 Master Development Plan Text. The CC&R's shall be subject to the review and
20 approval of the City Attorney prior to the approval of the final map. The CC&R's
21 are required to be recorded prior to or concurrently with the final map. Any
22 amendments to the CC&R's in which a property owner relinquishes responsibility
23 for the maintenance of any common open space shall not be permitted without
24 the specific approval of the City Council of the City of Oceanside. Such a clause
25 shall be a part of the CC&R's.

26 125. The Association (or the developer, prior to the creation of the Association) shall
27 prepare a Management Plan. The Management Plan is subject to the review and
28 approval of the Planning Director and the Police Chief prior to the occupancy of
29 the project, and shall be recorded as CC&R's against the property. The
30 Management Plan shall cover the following:

31 a) Security - The Management Plan, at a minimum, shall address on-site
32 management and security of the site.

33 b) Maintenance - The Management Plan shall cover, but not be limited to
34 anti-graffiti and site and exterior building, bus shelters, landscaping and
35 overall site maintenance measures. The project association shall be
36 responsible for trash abatement on the parcel, and shall keep the parcel
37 free of litter, trash and other nuisances. Any graffiti within the industrial
38 park shall be removed by the association management or its designed
39 representative within 24 hours of occurrence.

40 126. A comprehensive sign package program shall be submitted to the Planning
41 Department and approved prior to the issuance of sign permits. This may be

1 required to be more restrictive than the Sign Ordinance or the Rancho Del Oro
2 sign criteria.

3 127. A letter of clearance from the affected school district in which the property is
4 located shall be provided as required by City policy at the time building permits
5 are issued.

6 128. Public facilities fee shall be paid as required by City policy at the time building
7 permits are issued.

8 129. Landscape plans, meeting the criteria of the City's Landscape Guidelines and
9 Water Conservation Ordinance No. 91-15, including the maintenance of such
10 landscaping, shall be reviewed and approved by the City Engineer and Planning
11 Director prior to the issuance of building permits. Landscaping shall not be
12 installed until bonds have been posted, fees paid, and plans signed for final
13 approval. Landscape plans for the entirety of the Ocean Ranch association-
14 maintained landscaping (common slopes, medians, parkways etc.) shall be
15 submitted and approved prior to the approval of the first final map for the project.
16 These plans shall reflect the theme and criteria of the Master Development Plan
17 Planning and Design Guidelines and shall provide for enhanced transitional
18 plantings between Rancho Del Oro and areas of Ocean Ranch in and adjacent to
19 the Rancho Del Oro Technology Park. The portion within the Rancho Del Oro
20 technology Park shall meet the minimum requirements of Rancho Del Oro Master
21 Landscape Plan. Final landscaping plans for each project development within
22 Ocean Ranch shall be in harmony and conformance with the master approvals
23 and are subject to City Engineer and Planning Director approval.

24 130. The developer shall be responsible for irrigating and landscaping all
25 embankments within the project, and all slopes along major streets.

26 131. Trash enclosures must be provided as required by Chapter 13 of the City Code
27 for each of the future developed site. These shall also include additional space
28 for storage and collection of recyclable materials per City standards. The
29 enclosure (or enclosures) must be built in a flat, accessible location as determined
by the City Engineer. The enclosure (or enclosures) shall meet City standards
including being constructed of concrete block, reinforced with Rebar and filled with
cement. A concrete slab must be poured with a berm on the inside of the
enclosure to prevent the bin(s) from striking the block walls. The slab must
extend out of the enclosure for the bin(s) to roll out onto. Steel posts must be set
in front of the enclosure with solid metal gates. All driveways and service access
areas must be designed to sustain the weight of a 50,000-pound service vehicle.
Trash enclosures and driveways and service access areas shall be shown on
both the improvement and landscape plans submitted to the City Engineer. The
specifications shall be reviewed and approved by the City Engineer. The City's
waste disposal contractor is required to access private property to service the
trash enclosures, a service agreement must be signed by the property owner and
shall remain in effect for the life of the project. All trash enclosures shall be

1 designed to provide user access without the use and opening of the service doors
2 for the bins. This design shall be shown on the landscape plans and shall be
3 approved by the Planning Director.

4 132. Prior to the transfer of ownership and/or operation of the site the owner shall
5 provide a written copy of the applications, staff report and resolutions for the
6 project to the new owner and or operator. This notification provision shall run with
7 the life of the project.

8 133. Failure to meet any conditions of approval for this development shall constitute a
9 violation of the Development Plan.

10 134. Unless expressly waived, all current zoning standards and City ordinances and
11 policies in effect at the time building permits are issued are required to be met by
12 this project. The approval of this project constitutes the applicant's agreement
13 with all statements in the Description and Justification, Management Plan, Master
14 Development Plan Text and other materials and information submitted with this
15 application, unless specifically waived by an adopted condition of approval.

16 135. All street names shall be approved by the Planning Department prior to the
17 approval of the final map for each phase of development.

18 136. This subdivision map is for sale or financing purposes only. No development
19 rights except those approved with the Master Development Plan and the Master
20 Development Plan Text are attached to these parcels. A note to this effect shall
21 be recorded with, and referenced on the final map.

22 137. This Development Plan approves only the following: an industrial subdivision and
23 Master Development Plan Text. Any substantial modification in the design or
24 layout shall require a revision to the Development Plan and Master Development
25 Plan Text or a new Development Plan and Master Development Plan Text.

26 Water Utilities:

27 138. The developer will be responsible for developing all water and sewer facilities
28 necessary to this property. Any relocation of water and/or sewer lines is the
29 responsibility of the developer.

139. The developer shall construct a public reclamation water system that will serve
each parcel that is located in the proposed project, in accordance with City of
Oceanside Ordinance No. 91-P15. The proposed reclamation water system shall
be located in the public streets or in a public utility easement.

140. A separate water meter or separate water meters for irrigation purposes shall be
installed for each site in the project.

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141. All lots with a finish pad elevation located below the elevation of the next upstream manhole cover of the public sewer shall be protected from backflow of sewage by installing an approved type backwater valve, per Section 710 of the Uniform Plumbing Code.

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Community Services:

142. The City shall not, at the present or at any future time, assume the responsibility for the maintenance of any medians, landscaping, slopes, open space or common grounds for this project.

PASSED AND ADOPTED Resolution No. 99-P56 on September 13, 1999 by the following vote, to wit:

- AYES:
- NAYS:
- ABSENT:
- ABSTAIN:

George Barrante, Chairman
Oceanside Planning Commission

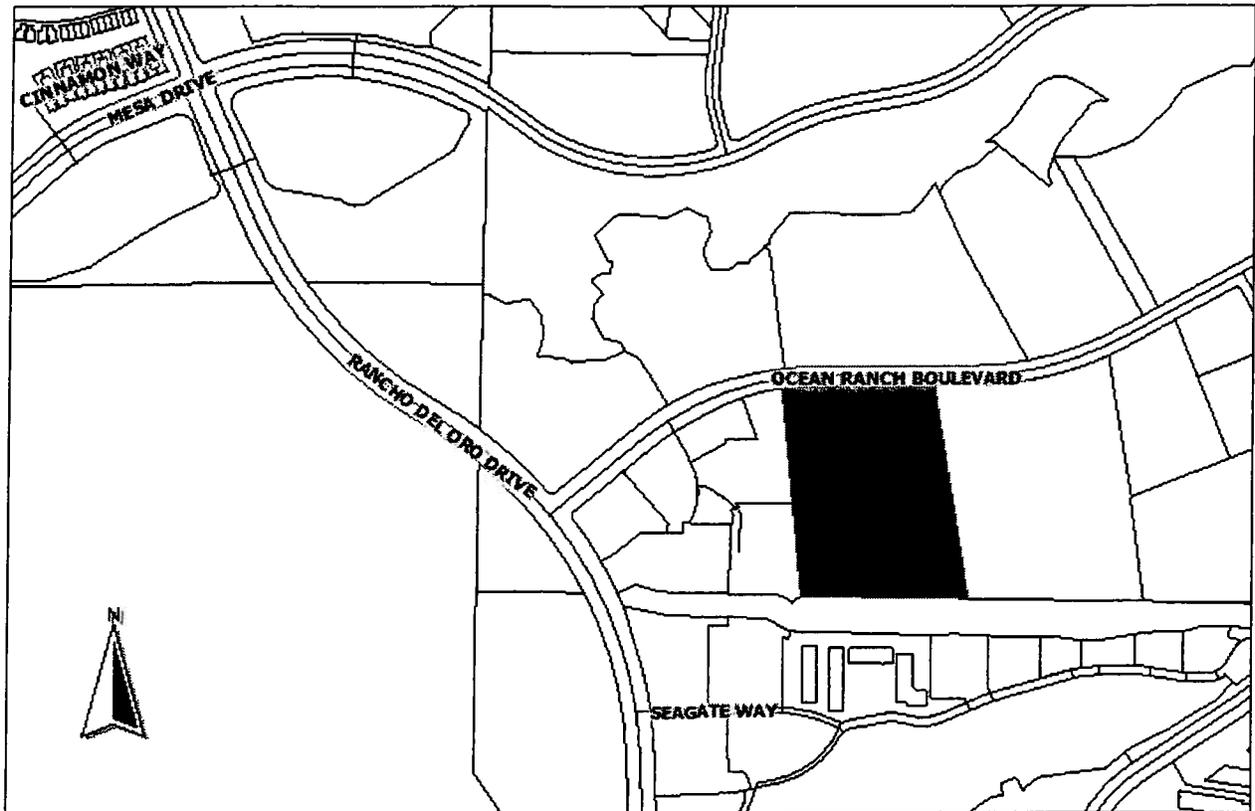
ATTEST:

Mike Blessing, Secretary

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I, MIKE BLESSING, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 99-P56.

Dated: _____



File Number: D-8-07

Applicant: Ocean Ranch LLC

Description:

DEVELOPMENT PLAN (D-8-07) to allow the construction of three industrial buildings on lot 11 of the Ocean Ranch Corporate Center. The three proposed buildings would have a total square footage of 242,275, and would be located east of Rancho Del Oro Road and south of Ocean Ranch Boulevard. The project site is zoned IL (Limited Industrial) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – LA PACIFICA II

Environmental Determination:

A Mitigated Negative Declaration (MND) was prepared for the Ocean Ranch Initial Tentative Map and Development Plan that created the Ocean Ranch Master Development Plan, and the proposed project to construct three industrial buildings on a 15.8-acre lot is consistent with the extent of the initial CEQA review; therefore, further environmental review is not required at this time.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Planning Commission Hearing
 Planning Department (760) 435-3520
 Oceanside Civic Center
 300 North Coast Highway
 Oceanside, California 92054-2885

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STAFF USE ONLY

ACCEPTED	BY
4/25/07	SN.

Please Print or Type All Information

PART I - APPLICANT INFORMATION			
1. APPLICANT <i>La Pacifica 2 - Ocean Ranch, LLC</i>	2. STATUS <i>Owner</i>	HEARING	
3. ADDRESS <i>12770 Highbluff Dr., Su. 270 San Diego, CA. 92130</i>	4. PHONE/FAX <i>858 350.4020</i>	GPA	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) <i>Al DeBarardinis - Cruzan Monroe</i>		MASTER/SP. PLAN	
6. ADDRESS <i>12770 Highbluff Dr., Su. 270 San Diego, CA. 92130</i>	7. PHONE/FAX <i>858 350.4020</i>	ZONE CH.	
		TENT. MAP	
		PAR. MAP	
		DEV. PL.	<i>DS-07</i>
		C.U.P.	
		VARIANCE	
		COASTAL	
		O.H.P.A.C.	

PART II - PROPERTY DESCRIPTION			
8. LOCATION <i>Lot 11 - Ocean Ranch Corp. Center</i>		9. SIZE <i>15.8 ac.</i>	
10. GENERAL PLAN <i>Lt. Industrial</i>	11. ZONING <i>IL/PDI</i>	12. LAND USE <i>Industrial</i>	13. ASSESSOR'S PARCEL NUMBER <i>ARN 160-572-19</i>

PART III - PROJECT DESCRIPTION				
14. GENERAL PROJECT DESCRIPTION <i>Construction of 3 Industrial buildings totalling 242,275 s.f. on 15.8 acres Rev-10/25/07, 12/26/07</i>				
15. PROPOSED GENERAL PLAN <i>NA</i>	16. PROPOSED ZONING <i>NA</i>	17. PROPOSED LAND USE <i>NA</i>	18. NO. UNITS <i>NA</i>	19. DENSITY <i>NA</i>
20. BUILDING SIZE <i>242,275 s.f.</i>	21. PARKING SPACES <i>555 spaces</i>	22. % LANDSCAPE <i>15.8%</i>	23. % LOT COVERAGE <i>34%</i>	

PART IV - ATTACHMENTS				
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS	
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT
<input checked="" type="checkbox"/> 29. FLOOR PLANS AND ELEVATIONS	<input checked="" type="checkbox"/> 30. CONSTRUCTION SCHEDULE	<input checked="" type="checkbox"/> 31. PLOT PLANS	<input type="checkbox"/> 32. OTHER	

PART V - SIGNATURES			
THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.		SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).	
33. APPLICANT OR REPRESENTATIVE (Print): <i>Dennis Cruzan</i>	34. DATE <i>3/20/07</i>	37. OWNER (Print): <i>Dennis Cruzan</i>	38. DATE <i>3/20/07</i>
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: <i>[Signature]</i>	
35. APPLICANT (Print): <i>Dennis Cruzan</i>	36. DATE <i>3/20/07</i>	39. OWNER (Print): <i>Philip Monroe</i>	40. DATE <i>3/20/07</i>
Sign: <i>[Signature]</i>		Sign: <i>[Signature]</i>	

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October 17, 2007

DEC 26 2007
Planning Department

Project Description/Justification
La Pacifica Business Park – Phase 2
SCA No: 03242.S02

The Project is located in the Ocean Ranch Corporate Center, which is part of the Rancho Del Oro General Plan (Figure LU-11). The General Plan land use designation is Light Industrial and site specific development is controlled by the Ocean Ranch Master Development – Planning and Design Guidelines. The project has been designed to comply with these guidelines conforming to all site planning standards, landscape standards, signage standards and lighting standards. All other development standards, not controlled by the Ocean Ranch Master Development Guidelines, will comply with the City of Oceanside Zoning Ordinance for the IP Zone.

This high quality industrial development will consist of three concrete tilt-up buildings with flexibility for a range of tenants. The three buildings are 113,413 square feet, 63,262 square feet and 65,600 square feet, including limited mezzanine floor area, for a total of 242,275 square feet. The uses are anticipated to be light industrial with approximately 15% office support area. The project is on the 15.8 acres of Lot 11 of Ocean Ranch Corporate Center and is the second phase of the development started on the adjacent Lot 10. There will be 555 on-grade parking spaces and a combination of grade level and dock high roll-up doors for truck access. 15.8% of the site will be landscaped with emphasis at the multiple building entries to reinforce the building architecture.

This high quality development within the Ocean Ranch Development will continue to support the industrial development that enriches the employment base, reduces automobile trip distance and provides employment for the surrounding communities. This development will help bring to realization the continued development of the master planned Ocean Ranch Corporate Center.

Legal Description

La Pacifica Business Park – Phase 2

SCA No: 03242.S02

Parcel A per Certificate of Compliance, Document # 2006-0387576, recorded June 1, 2006.

Assessor's Parcel Number (A.P.N.): 160-572-02

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